

FAIRWAY VILLAS CONDOMINIUM ASSOCIATION
165 FOLLINS LANE
ST. SIMONS ISLAND, GA 31522

TO: Fairway Villas Owners/Residents

FROM: The Board of Directors of Fairway Villas Condominium Association

DATE: February 23, 2026

RE: Updated Rules and Regulations

This is an updated copy of the rules and regulations instituted by the Fairway Villas Condominium Association in condensed form. Changes are in red. (Please distribute this updated version of the rules and regulations to your tenants and guests and post in your unit as soon as possible.)

Thanks to all residents, owners, renters and guests for complying with the rules. Failing to comply can result in fines and liens against owners of the units. Please call if you have questions at 912-638-4603 or 912-258-1152 or email Renae at [Renae Kirk@sanddollarshoresproperties.com](mailto:RenaeKirk@sanddollarshoresproperties.com)

1. **UNIT (FRONT)** - No garbage cans, bicycles, tricycles, grills, mops, brooms, coolers, carriages, boats, trailers, RVs TV, satellite dish or radio antenna, may be placed or stored in the front of the unit. Nor shall any linens, sheets, towels, blankets, spreads, or clothing of any type be hung from lines attached to the unit.

2. **UNIT (REAR)** - The same restrictions apply to rear common elements as to the front common elements. Common elements are defined in the Fairway Villas Declaration as "all portions of the condominium other than the units."

3. **ENTRANCES FRONTS OF BUILDINGS WALKWAYS AND SIDEWALKS** - No obstructions whatsoever are permitted. Bicycles, carriages, velocipedes, wagons, shopping carts, toys or any other objects, other than pots of flowers or plants, may be placed at the entrances, or in front of the buildings, walkways or on the sidewalks.

4. **EXTERIOR** - No TV, satellite dish or radio antenna, or other wiring are allowed to be placed or installed on the exterior of the buildings or common area. No changes of any kind are permitted without the prior written permission from the Board of Directors. The Board approved the cutting of some railings for the construction of stairways to the common area predicated on the gates be kept always CLOSED, except when in use for passage.

5. **MAINTENANCE OR CONDOMINIUM FEE ASSESSMENTS** - Such fees must be paid to the Management Company no later than the 10th of each month. 10% late fee applied if monthly assessments are not paid by the 10th.

6. **\$2,500 TRANSFER FEE – Seller/Buyer to Pay when Property Closes**

7. **NOISE** - No resident or guests or servants of resident, may play a TV, radio, phonograph, stereo equipment, musical instrument or amplifier loud enough to disturb or annoy other residents in the complex. Nor may any person or persons, groups or parties disturb or annoy other residents by noisy behavior.

8. **PARKING AREA** - It is prohibited to park in a numbered parking space, unless you are an owner or tenant of that unit. No parking in front of the entrances to the walkways from the parking area. Specifically, skateboards, roller blades, any kinds of sports activities and children playing in the parking area are prohibited. **NO UTILITY/COMMERCIAL TRUCKS OR TRAILERS ARE TO BE PARKED IN THE PARKING AREA BY RESIDENTS OR GUESTS.**

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9. **VEHICLES** - Vehicles that are parked in Fairway Villas Parking area needs to have the following: 1) Proper Registration; 2) Proper insurance coverage; 3) Current tags; 4) The vehicle must be able to be operable on the public streets. If one or all the above is not in place, a letter -will be sent to the owner asking them to cure the problem within 14 days from the date of the letter. If the problem has not been cured, the Association will have the vehicle towed, at the owner's expense. Also, if cars are covered, they need to be covered with a cover specifically manufactured for automobiles.

10. **DECKS** - Only garden furniture in good repair and appearance, potted plants and flowers, grills and bicycles are allowed to be placed on the rear decks. The decks must be kept tidy and attractive, and no personal property including lumber, cans, buckets or empty garden pots, may be placed in the common area adjacent to the decks. The maintenance and replacement of the decks are the owner's responsibility and needs to be put back as it was.

11. **PETS** - Every owner/resident who owns a pet needs to comply with the following: (1) Follow the leash law, (2) Pick up after their pet. We strongly encourage all owners/residents to call the Animal Control 554-7500, if there is a pet owner that is not following the leash law. Pets need to be controlled, so as not to disturb occupants of other units. **NO FEEDING STRAY CATS OR LEAVING CAT FOOD OUTSIDE.**

12. **GARBAGE PICKUP** - Garbage pick-up is once a week on Monday mornings. Garbage **MUST** be put into plastic bags before putting garbage in cans. Fairway Villas Landscaper is the one who hauls the garbage away on Mondays, from the storage rooms. Storage rooms must be open on garbage pick-up day.

13. **BUSINESS ACTIVITIES** - No business activities of any kind whatsoever shall be conducted in any unit or in any portion of the property. No signs are allowed. No commercial vehicles are allowed overnight parking privileges.

14. **WINDOW TREATMENTS** — All owners shall have window treatments that consist of blinds, shutters, curtains or shades to cover the full window, Window treatments can be white or off white. All window treatments must be neutral when viewed from the outside, subject to approval of the Board.

15. **COMMON AREA** - No climbing, scaling or jumping on or over, and not limited to, walkways, gates, lagoon walls, trees and shrubs in the common area of Fairway Villas. No fishing is allowed in the ponds.

16. **SIGNS** - No advertising signs, For Sale Signs, billboards or unsightly objects shall be erected, placed or permitted to remain on the exterior or interior of Fairway Villas property. This also includes For Sale signs in/on automobiles.

17. **WINDOWS/DOORS** - Replacement of windows and doors must be consistent with the original windows and doors at Fairway Villas. Written approval from the Board of Directors is required before any windows or doors may be replaced. Call the property manager, Renae Kirk at 912- 638-4603 before beginning the replacement process. All front, rear and storage room doors must be flat doors with no raised panels or glass panes. Sliding doors may be either the original aluminum or JELD-WEN vinyl, clear glass and desert sand or white in color (Lang Building Supply or Lowes sells JELD-WEN.) Storm doors must be full glass and painted the same color as the door. No visible screen doors are permitted. Replacement windows must be consistent with what is currently in place.

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18. **LANDSCAPING** - Trees and shrubs, which are a part of the Fairway Villas landscaping, may not be removed cut or trimmed by a resident. Such cutting and trimming, when necessary, must be reported to the Management Company. In our continuing effort to enhance the landscaping throughout the complex, we need to ask you to please help us by not throwing trash and cigarette butts, or beverages on the grass and in the flowerbeds. If you would like to add additional landscaping around your condo, you need to put your request in writing to the Board to obtain Board approval prior to the installation. If approved, owners are responsible for hand watering new shrubs / plantings until they are established.

19.ANNUAL ASSOCIATION YARD SALE - NO INDIVIDUAL YARD SALES ALLOWED.

20.RENTAL TERMS — Currently the Declarations allow daily rentals.

21.OCCUPANCY PER CONDO — The total number of people allowed per condo is 2 per bedroom. This is also the Glynn County Ordinance.

22.OWNERS INSURANCE POLICIES — All owners are required to have a Homeowners Insurance Policy. Owner is responsible for water damage to their unit. Owner being responsible for the deductible in the event of a claim. If there is more than one unit in a building that is damaged, the deductible shall be divided between the owners in accordance with the percentage of the damage to each unit as determined by a licensed contractor. If only one unit is damaged, the owner of the damaged unit shall pay the full amount of the deductible or pay a special assessment to cover their repair.

23. **OWNERS RESPONSIBILITIES** - All owners are responsible for locating/installing water cut off valve for their unit and for the maintenance of the valve. When your unit is vacant for over 72 hours, you need to turn your water off to your unit, by the water cut off valve outside of your unit and turn your icemaker off. Also, do not forget to turn the breaker off to your hot water heater. Do not leave washing machines, dishwashers, or dryers running when you are not at home. Water heaters need to be replaced, if they are over ten years old. A/C — At least once a year (once in the Spring and once in the Summer) have a professional A/C company come out and clean out the A/C condensation drain line to your unit, so it will not back up into your unit or neighboring units. Failure to abide by these procedures will constitute negligence in the event of a plumbing disaster. The owner of the unit where the water originated from will be responsible for damages resulting from any of the above. Water damage is the responsibility of the owner and should be covered under the owner's homeowner's insurance. If there happens to be an insurance claim under the association's insurance policy, the owner is responsible for paying the deductible.
Owners are also responsible for windows, doors, decks, roof maintenance, and flood insurance.

Management Company Contact Numbers:

Sand Dollar Shores Properties Inc.

165 Follins Lane

St. Simons Island, GA 31522

(912) 638-4603

Renae Kirk- Cell (912) 258-1152

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