

ARCHITECTURAL CONTROL REGULATIONS

Any and all alterations, modifications or additions to the exterior of your unit, must have the **APPROVAL** of the Board of Directors or their authorized designee. Permission to make any exterior modifications must be requested in writing; drawings, sketches and specifications must be attached (in triplicate) with your letter. City of Cerritos Building Department approval may also be required. Please call Transpacific Management Service for an architectural approval form.

PAINTING

The repainting or refinishing of the exterior surface of any building or other structure, by anyone is not permitted by the Board of Directors

PATIOS AND BALCONIES

1. No enclosed patios are permitted. Patio covers are permitted with Board approval only.
2. You may landscape your patio area to your own taste, as long as trees, plants, shrubs, and other ground cover (both living and solid structural material) do not cause damage to the buildings, fences, etc., and do not disrupt the character of the Fairway. Plants or trees on inside of the patio should not be taller than 3 feet over the top of the fence.
3. No storage is permitted on patios or balconies.

EXTERIOR ATTACHMENTS

The following exterior attachments are not permitted:

1. Air conditioning units in windows, walls or on the roof.
2. Cyclone attic vents.
3. Window shutters.
4. Wrought iron bars or gates.

The following exterior modifications are permitted with Board of Directors approval:

1. Patio window awnings, permanently attached which do not extend more than 24 inches.
2. Red brick colored ceramic tiles may be installed on front door entry way.
3. TV satellite dish antennas may be installed with the approval of the Board of Directors.

Homeowners must submit an architectural approval form depicting the proposed installation method and send to Transpacific Management Service for Board of Director approval.

SCREEN DOORS

Screen doors are permitted. The approved screen doors are available from the Home Depot, #460-834 "bronze steel breeze".

Security screen doors are permitted. The approved security door is available from the Home Depot, #377-864, Laguna Model 507, black.

GENERAL

The exterior of each individual condominium and the area surrounding it, are under the jurisdiction of the **Fairway Homeowners Association's Board of Directors** and therefore:

1. No articles of any kind shall be draped over the fences, left in front of units or on the common area.
2. All controls, thermostats, clocks and equipment regulating lights, temperatures, sprinklers, etc., are pre-set. This is under the jurisdiction of the Board of Directors.
3. Only appropriate window coverings such as blinds, drapes, etc. are permitted. Aluminum foil, window tinting, towels, sheets, newspaper, etc. are not permitted.
4. Garages are to be used for parking vehicles, and/or storage use. They may not be converted for living or recreational purposes.
5. No business of any kind is permitted on the properties.