

## **FAIRVUE SIDEWALK POLICY**

### **BACKGROUND**

Fairvue's master plan called for it to be a completely sidewalked community. Past practice was to require builders to complete sidewalks at the time of construction. The economic downturn of 2007 greatly impacted construction and build out did not occur as quickly as envisioned by the developer. As of today Fairvue is 78.9% built out, with a 169 lots without homes. Based on providing safety to the community and following the Strategic Plan of 2014 [based on input from residents] under C&R 6.5 the HOA Board is implementing the following Sidewalk Policy:

### **SIDEWALK POLICY**

1. When one side of any street is 95% built out, remaining lot owners will be notified they have one year in which to install the ARB approved sidewalks for their area.
2. When Fairvue in total is 95% built out, all remaining lot owners will be notified they have one year in which to install the ARB approved sidewalks for their area.
3. If a lot owner does not install the ARB approved sidewalks within one year of notification, they will be fined \$500 plus interest as accrued.
4. The HOA Board reserves the right to install sidewalks on those lots where the owner has failed to install the ARB approved sidewalks and charge the lot owner with this expense along with fines and accrued interest.
5. Based on an estimated construction of 30 homes per year, it will be approximately 4 years before Fairvue reaches 95% build out.

The HOA Board understands the expense involved in placing sidewalks on undeveloped lots, but we also must keep in mind the long term safety of the residents of Fairvue. We want to give all lot owners advance knowledge of this policy, so they can plan in advance for the implementation of this policy.

### **C&R 6.5 INDIVIDUAL ASSESSMENTS**

In addition to the foregoing power and authority to levy and collect an Individual assessment, the Declarant and/or the Association shall have the power and authority to levy and collect an Individual Assessment against any particular Lot for the cost of construction of sidewalks and planting any sod or other plantings based on community wide standards in the event that residential improvements have not been completed on such Lot within twelve [12] months following the date that particular Lot was transferred by Declarant.

NOTE - To those property owners who have been given formal written notices by the HOA or the ARB of requirement to complete sidewalks, timelines mentioned here do not apply to you. Compliance is noted in your written notice.