

Fairwood Villas

Condominium Association

9/30/25

Repair or Replacement of Front Courtyard Surfaces

Any repair or replacement of the surface of the front garden courtyard (a Limited Common Element) of a condominium unit is the responsibility of the Co-owner; must first be approved by the Board of Directors, in accordance with Article VI, Section 3 of the Bylaws; and must be done in compliance with established standards. Those standards are described below.

- If there is a planting area adjacent to the center wall in the courtyard, that planting area will be retained, and the new surface (poured concrete, brick pavers, landscape stone, etc.) will be appropriately pitched away from the foundation walls of the unit in order to ensure drainage into that planting area
- If there is no such planting area, the new surface will be appropriately pitched away from the foundation walls of the unit in order to ensure drainage onto the sidewalk area

All replacement projects must be submitted in advance to the Board for approval, with specifications showing materials, layout, and compliance with pitch and drainage requirements.

All installations must meet industry standards, and will be subject to inspection upon completion.