

A big thank-you to all the HOA membership who took the time to fill out the survey and provide comments. Your input and involvement really helps and is appreciated!

This document shows the results of a survey taken in April-May 2021 of members of the Fairway Estates Homeowners Association related to specific HOA covenants, conditions, and restrictions. The results of each question are shown in graphical form with some commentary. The survey was published on April 30, 2021 and there were 101 responses to the survey as of May 28, 2021.

As a general rule, at this time the HOA Board of Directors does not intend to get involved in enforcing CCRs in the near future, except in cases related to safety and/or potential for property damage for neighbors or the HOA. However, a CCR committee will be established and guidelines will be developed for CCR enforcement. The opinions of the HOA membership will be important in determining enforcement guidelines.

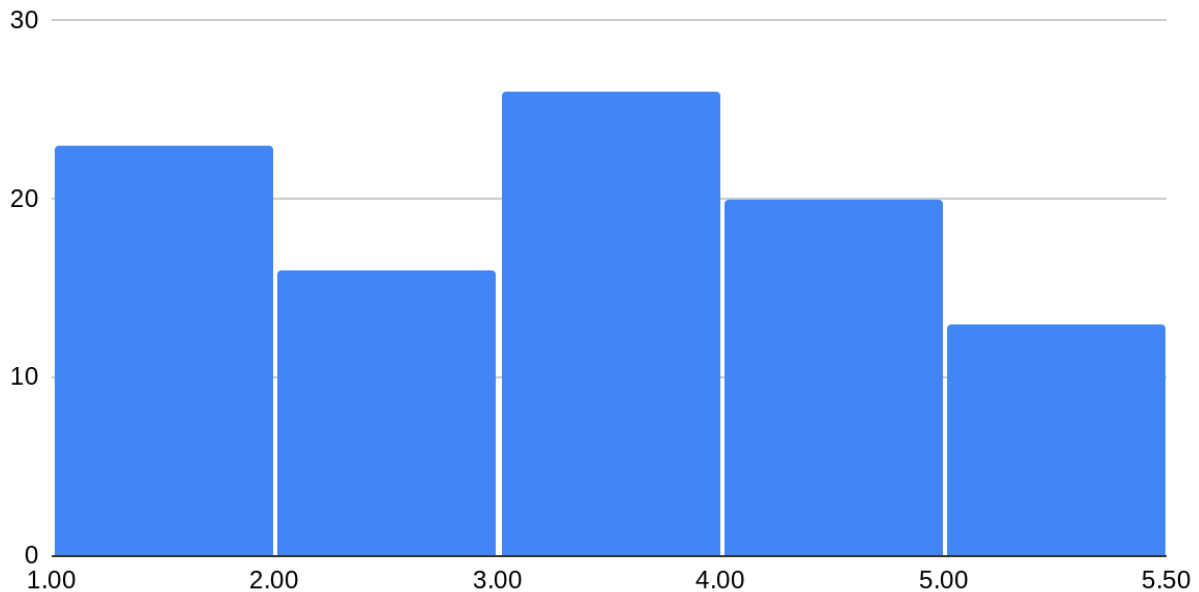
Also, keep in mind that in some cases the CCRs serve to reinforce existing city statutes for which the city of Idaho Falls maintains its own enforcement authority.

The instructions provided with the survey were the following:

On a scale of 1 (this should not be enforced) to 5 (this absolutely should be enforced) (and 3 being it does not matter to you either way), rank each of these items from the CCRs with your opinion on how strict enforcement should be. Note that the number shown in parentheses is a reference to the relevant section in the CCRs (see link on the website for a copy of the CCRs). The purpose of this survey is not for us to get mad about what our neighbors are doing or to get mad at the HOA for enforcing CCRs; the purpose of the survey is just for us to get ideas about what is important to the HOA membership.

Only Fairway Estates HOA members may fill out the survey. Multiple individuals from the same household may complete the survey.

Signs (3.8) No sign of any kind shall be displayed to the public view on any Lot.

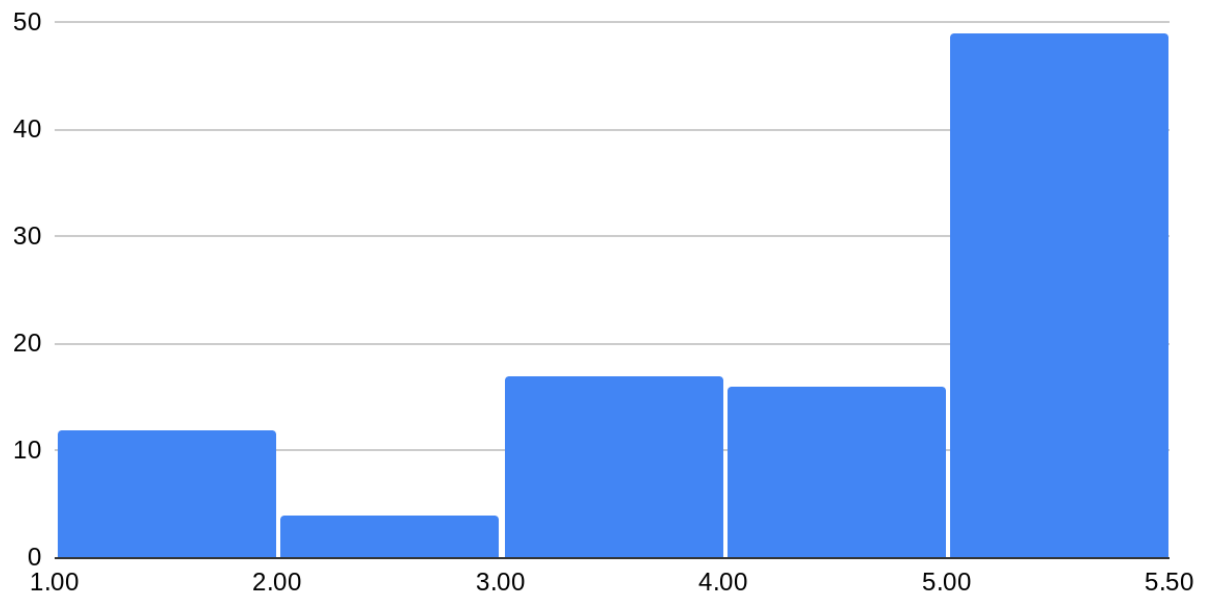


Some comments about this question were made, and this question deserves some clarification. The full text of this item in the CCRs is: “No sign of any kind shall be displayed to the public view on any Lot except for signs used by a builder or its assigns to advertise the Property during the construction and sales period, one sign of not more than five (5) square feet advertising the property for sale or rent. No builder signs shall remain on the property after the Residence is first occupied.”

Additional comments related to this question:

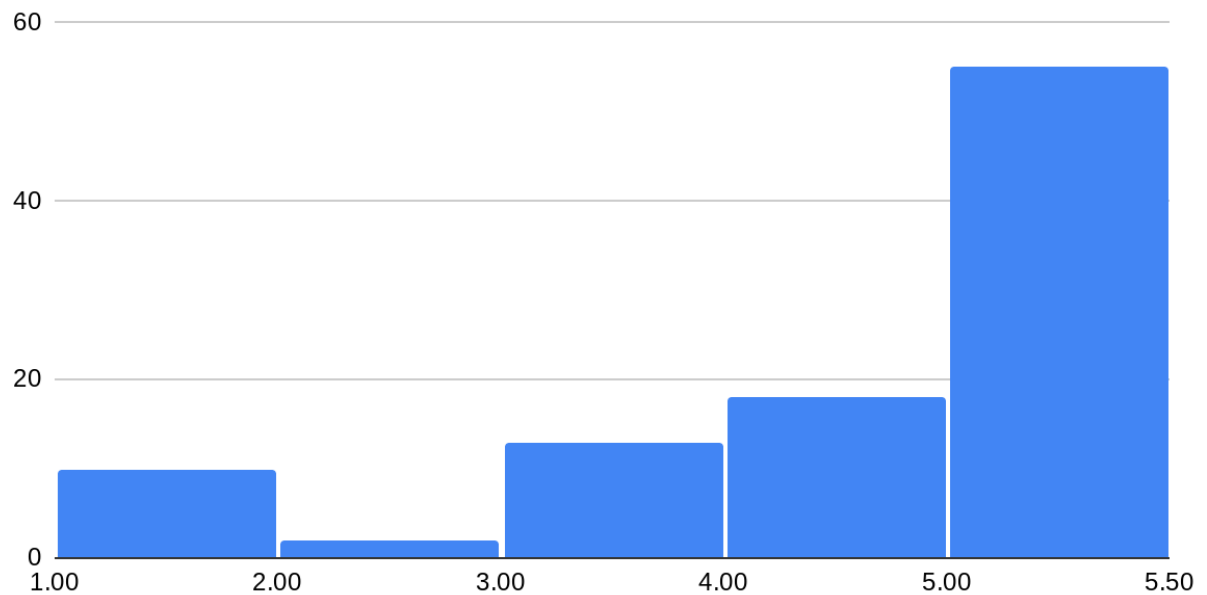
- Are we referring to political signs during an election? Those are temporary and I’m fine with these. I’m not sure what other signs residents may be interested in displaying (but not keen on anything other than something temporary such as I mentioned). Thanks!
- I think it depends on what kind of sign is in front of the house. If it’s for a birthday, supporting their children’s school sports team or political support, I think it should be ok as long as it won’t be up forever.
- With regard to signs, I have no problem with happy birthday signs, etc. I do object to political signs and believe they should be prohibited.
- I am against the display of political signs, but don’t mind welcome home signs, etc.

Animals (3.10) No animals, birds, fowl, poultry, livestock or reptiles of any kind may be kept...



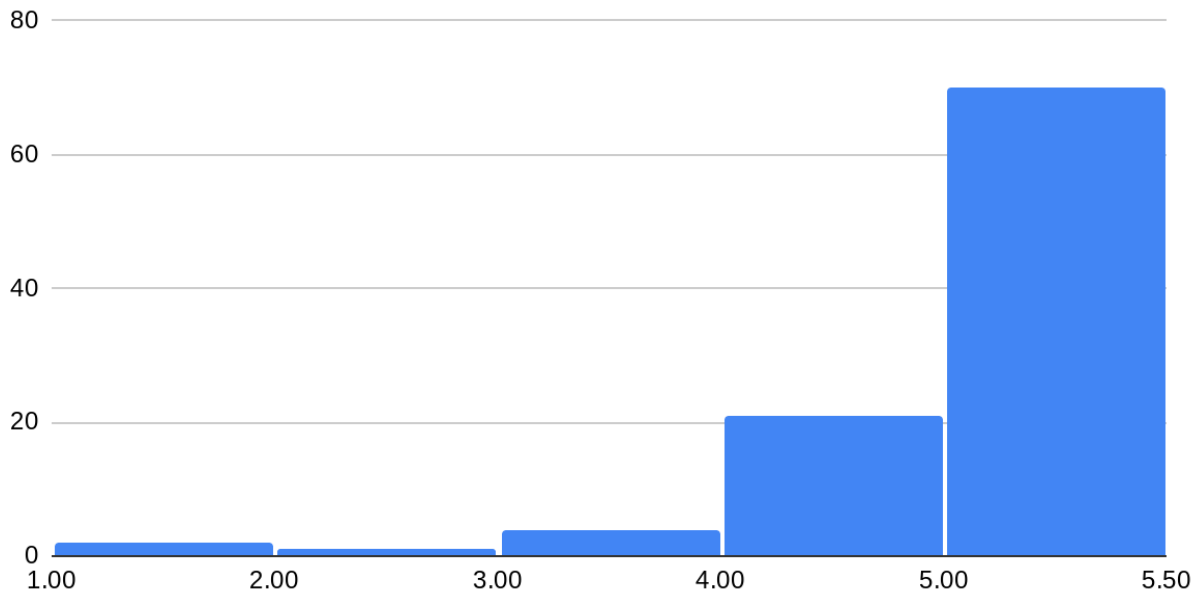
Full text of this item on the survey: Animals (3.10) No animals, birds, fowl, poultry, livestock or reptiles of any kind may be kept, bred, or maintained in any Lot except a reasonable number of commonly accepted household pets.

Animals (3.10) In no event shall any domestic pet be allowed to run free away from its Owner's Lot without a leash...



Full text of this item on the survey: Animals (3.10) In no event shall any domestic pet be allowed to run free away from its Owner's Lot without a leash, make an unreasonable amount of noise or create a nuisance.

Animals (3.10) Each Owner shall be responsible for cleaning up any pet or animal feces deposited by a pet...



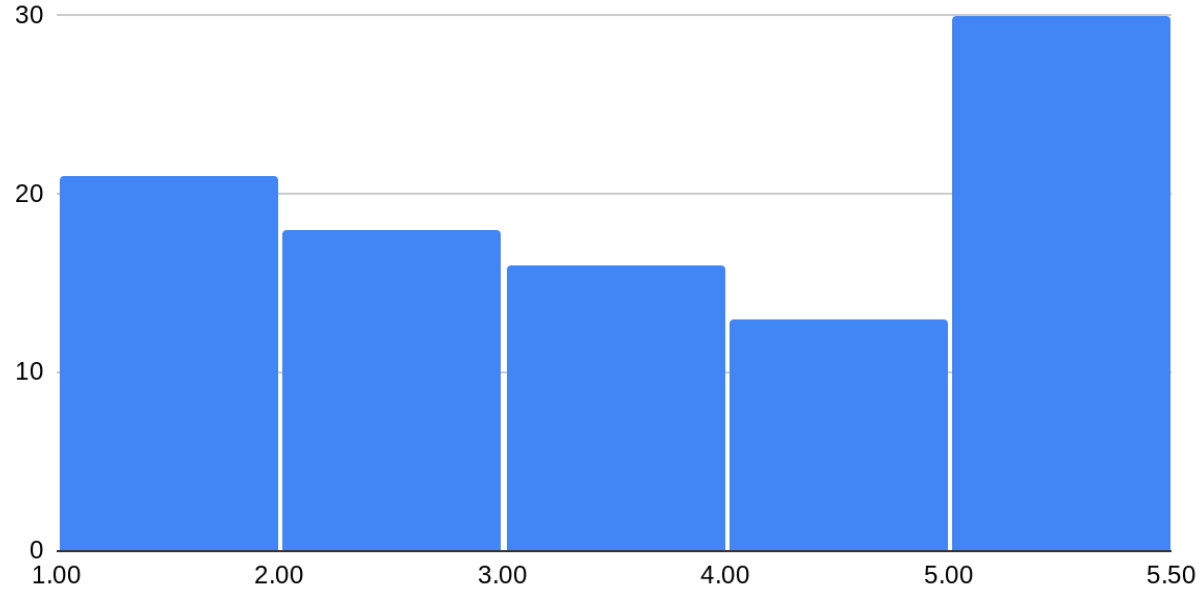
Full text of this item on the survey: Animals (3.10) Each Owner shall be responsible for cleaning up any pet or animal feces deposited by a pet or animal owned or in the possession or control of any Owner or Member.

Comment from the HOA Board of Directors: The survey showed that over two third of HOA members think that this item should be strongly enforced. Even many of the members generally in favor of non-enforcement of CCRs believe that this particular item should be enforced. The bottom line: please be respectful to your neighbors and clean up after your pets!!! Every time!!!

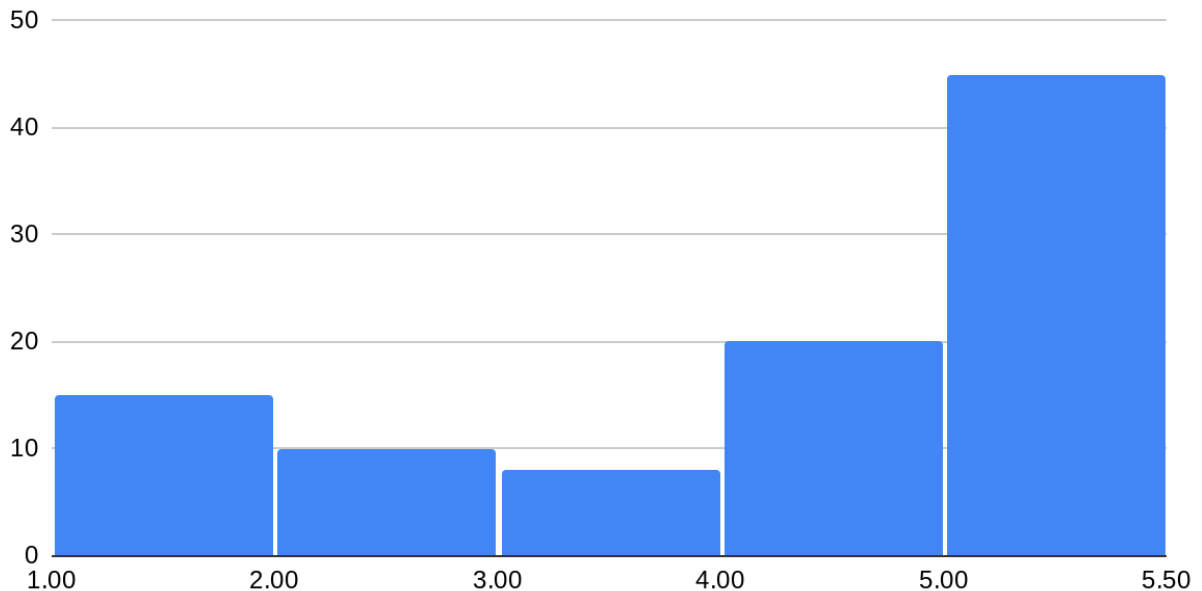
Additional comment related to this question:

- Pet owners need to be more respectful of the property of others. Even owners of cats need to be respectful. Yes, by Idaho falls regulations cats can roam freely but that doesn't mean the cat owners shouldn't have an outdoor litter box on their property to keep their cats from using the neighbor's flower beds as a toilet. I have pulled at least 3 gallon buckets full of cat crap out of my flower beds recently. It makes me not want to work hard to keep my yard nice and beautiful. The pets in this neighborhood are out of control and pet owners just assume that everyone loves their pets as much as they do....not true. If people can't be responsible and respectful pet owners they shouldn't have them at all. And the dog owners here are just as bad. :(

Parking, boats, campers (3.14) No vehicle used by a resident shall be parked overnight on the street.



Parking, boats, campers (3.14) No boats, trailers, tractors, recreational vehicles... shall regularly be parked...



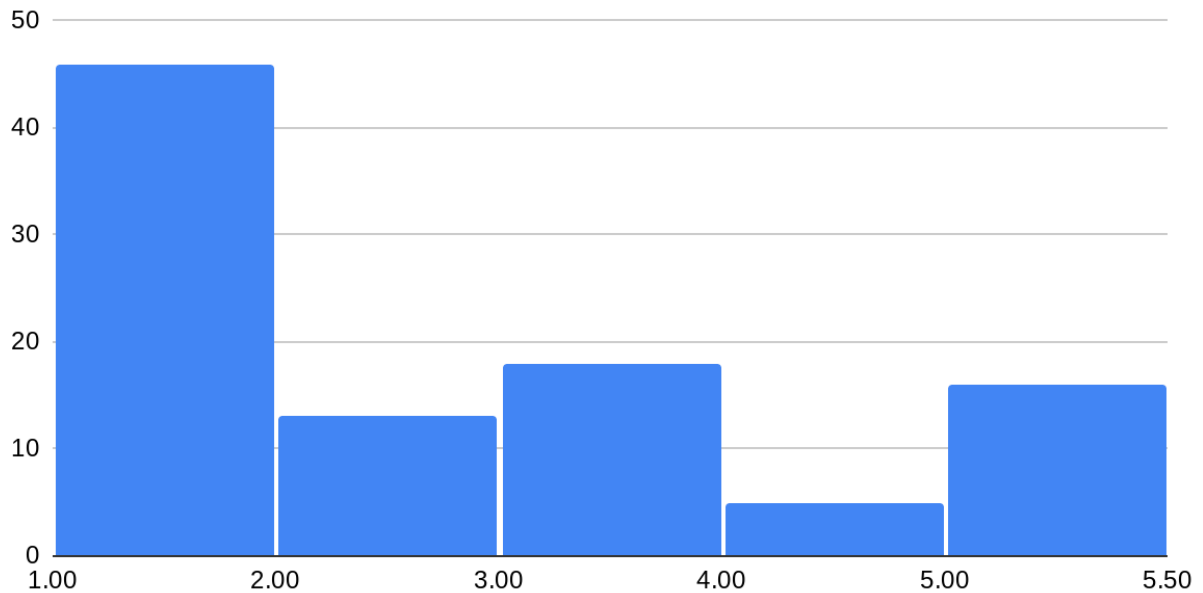
Full text of this item on the survey: Parking, boats, campers (3.14) No boats, trailers, tractors, recreational vehicles... dilapidated, unrepaired or unsightly vehicles or similar equipment or trucks, vans or buses shall regularly be parked or stored on any portion of the Property (including streets and driveways) unless enclosed by a structure or screened from view.

Comment from the HOA Board of Directors: The survey showed that almost half of HOA members think that this item should be strongly enforced. There are many HOA members who own tractors, trailers, recreational vehicles, etc. and most HOA members do a good job of only having that type of vehicle out for a short period at a time for loading, unloading, etc.

Additional comments related to this question:

- Several comments similar to the following: With recreational vehicles (Boats, RVs, ATVs, Snow Mobiles, etc.) I think a 2-3 night minimum of parking in front of their home or on the street would be reasonable and a good compromise. By allowing a 2 day grace period allows people to stock, clean and get ready for an early morning departure.
- Another comment: Seasonal storage for seasonal use of campers, boats, or ATVs should be allowed. I can see them not being parked there in winter etc...
- The campers and parked vehicles are so unsightly! The vehicles on the street cause a lot of trouble in the winter. Driveways and garages are available yet they park in the street. This winter the roads were slick and coming down around the curve on Pevero was always tricky with the multiple vehicles in the street.
- As far as the RV question. It is two different questions. Rv and boats are not the same as trucks and equipment. And a lot of us residents have spent a lot of money on RV pads and other.

Unsightly articles (3.17) No basketball standards or other sports apparatus shall be mounted...

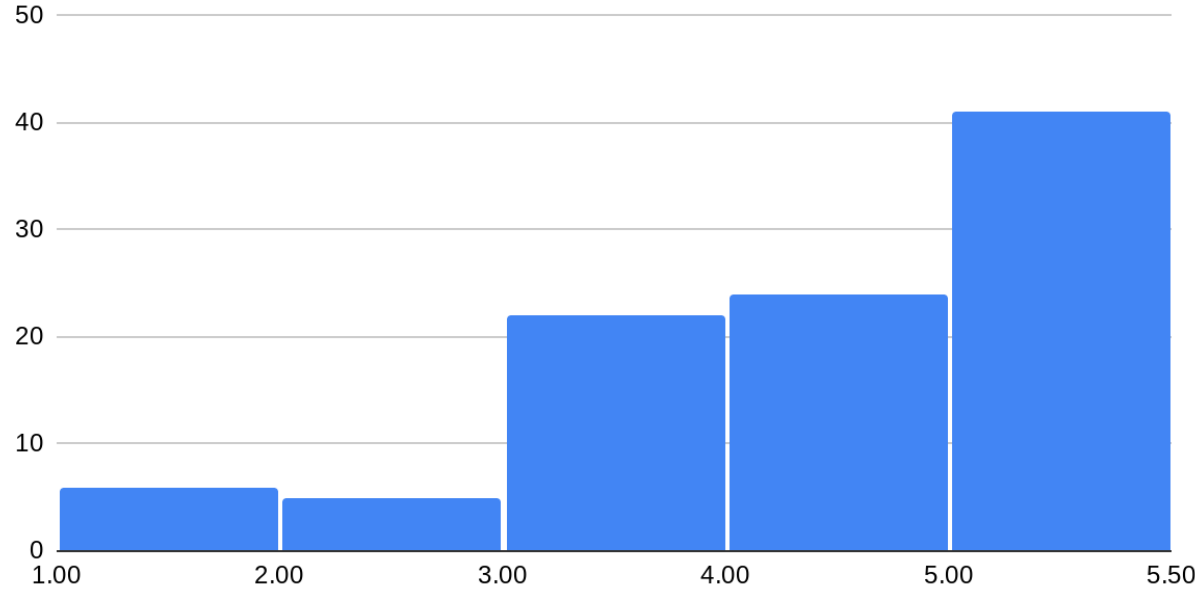


Full text of this item on the survey: Unsightly articles (3.17) No basketball standards or other sports apparatus shall be mounted or maintained on the residence or in the front of the front line of the Residence.

Additional comments related to this question:

- I believe this should be taken out of the CCRs. People should be able to use their driveway to play basketball. But the basketball hoops should be in good condition and placed nicely and that can be enforced if a property is not taken care of.
- I think kids should be allowed to have sports equipment like a basketball hoop in their driveway, or attached to their house, just not on the street.
- Basketball hoops not even in the driveway? We get not having them in the street, but driveway seems strange?

Landscaping and landscaping plan (3.21): Landscaping... shall be commenced within 4 months...



Full text of this item on the survey: Landscaping and landscaping plan (3.21): Landscaping of that portion of the Lot in front of the Residence shall be commenced within 4 months and completed within 6 months after substantial completion of the Residence except as prohibited by weather conditions.

Additional comment related to this question:

- Since a lot of properties do not have fencing, I feel backyards should be completed within 12 months.

Note: Not all comments entered in the survey are shown below. The comments included were limited to those that are most representative and relevant to the HOA. Every comment was reviewed by the Board of Directors. Some comments anticipate a response by the Board of Directors, and answers to some questions will be provided in forthcoming communications. If you have a specific concern that you feel should be addressed by the HOA, please feel free to contact the Board of Directors directly by emailing BoD@FairwayEstatesIdaho.org.

Some additional comments from the survey (not already covered above):

- I think making the common areas more useful to HOA residents would be nice should the funds be possible. A walking path and pickle ball courts are a couple ideas. I also appreciate the HOA board working to communicate with homeowners and keeping Fairway Estates a great place to live.
- If people buy a neighboring lot and landscape/finish it, they should be required to put in the sidewalk as well.
- This is a fantastic survey and an efficient way to hear the concerns of the neighborhood, thank you!
- We moved to Fairway Townhomes from an area where all of the above were problems! We don't want that here! Perhaps the Townhomes area could be stricter because the majority of the resident are retired.
- No basketball hoops in the street and no six foot fences. We need to have a push to water lawns responsibly so we aren't metered. Wish list..a subdivision signage at the entrance of glen abby..all other entrances have signage.
- Leave everyone alone
- Unless there are multiple complaints from multiple residents please do not get involved. No one wants the HOA harassing residents unsolicited.
- We should promote way to help one another. The HOA should help people not hurt. We can work together for the best neighborhood.
- If these are the rules and we signed them, they should be enforced. But if the feedback is they should not be enforced; remove the rule(s) from the covenants.
- Some of these items trying to be enforced seem petty. I am more concerned about houses and property being maintained and well kept versus if there is a basketball hoop in the driveway. Most people in Fairway have kids. I just want to make sure that the items we are being particular about need to be worthwhile and not just petty little things that might bother only one person.
- We all agreed to the CCRs when we purchased our lots and homes. If you did not want to comply, then you should not have purchased. There should be no question concerning the compliance or enforcement of the CCRs. The CCRs have to be an all or nothing - exceptions breed contempt.
- Recently discussed a small shed that is similar to existing structures. Seems reasonable to home owners in the neighborhood.
- It would be great if shoveling ones sidewalk was enforced. I still walk my dog all winter long and come across many a sidewalk that aren't shoveled. Same houses every time.
- Are there plans to release financial information such as dues paid, dues owed, operating costs and responsibilities (assumed / required) current and future projections? Do board

members plan to “ police” CCRs or is this complaint driven? Does the board feel they have a good sense as to the level of support for the HOA as this stage?

- Pretty sure we live in Idaho and everyone just wants to be left alone within reasonable expectations. You can't enforce some without some of the more important measures being enforced ei: houses being a minimum of 2200 SQ ft! Just about everyone in the neighborhood has recreational vehicles. Again we live in Idaho this too is to be expected. Some of the more dilapidated vehicles are owned by some of the physically impaired, not sure you really want to go down that path. Most people that park on the street aren't even part of the HOA anyway. Entry ways HOA members help maintain, the neighbors that actually benefit at this time aren't even paying into the HOA. Neighborhood traffic has really picked up, especially with minimal entrances and exits and speeding or people not stopping at stop signs are bigger issues with summer coming and kids playing outside. Neighbor dogs running free? Try talking to your neighbor if that doesn't work that's what the city animal control is for and it works. Where was the responses for landscaping plans 6-8yrs ago? No responses, we're not changing anything. Some people have extenuating circumstances or don't want to pay \$40k to have their yard landscaped the way they want and/or would rather do it one step at a time themselves. As long as weeds are controlled who cares. Some people have chopped their trees in half and they're hideous to me but it's their trees who cares! It's a \$10/mo HOA be realistic. And no, no one wants to pay anymore and turn this neighborhood into a snooty coastal style HOA.
- Trash cans should be behind fencing or inside your garage.
- Undeveloped lots should not have the same fees as a developed lot. HOA needs more transparency and accountability. For example, there should be a report of how many homes have paid and delinquent, how much is in the account, what expenses are paid and planned costs. Most definitely there should be votes from members on major expenses and changes.