

Dear \_\_\_\_\_,

Date \_\_\_\_\_

The North Fairway Estates Homeowners Association is hereby notifying you of an issue regarding Noise Nuisances / Sound. It has been brought to our attention that you are regularly creating an unreasonably loud or annoying sound to emanate from your property and into the adjoining property.

We are bringing to your attention items within the covenants, conditions, and restrictions (CCRs) which address Nuisances and Sound as summed up below. A copy of the full version of the base CCRs are available on the Resources tab of the HOA website: <http://fairwayestatesidaho.org/>. You should have received a copy of the CC&Rs at the time of closing on your property. This notice is being sent as an initial friendly reminder asking that you correct the condition(s) identified.

**3.6. Nuisances.** No noxious or offensive activity, including without limitation, those creating an offensive odor or offensive noise shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Each owner shall comply with Association Rules.

**3.22. Light, Sound and Odor.** No light which is unreasonably bright or causes unreasonable glare shall be emitted from any lot. No sound shall be emitted from any lot which is unreasonably loud or annoying, and no odors shall be emitted from any lot which are noxious or offensive to others.

**8.1. Enforcement.** The Association or any Owner, shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

As fellow homeowners within the HOA we feel that it is important that we address issues to further enhance property values and protect the enjoyment of the neighborhood. Please contact the HOA with your plans, or any questions or concerns related to this issue, via email (below).

Email: [BOD@FairwayEstatesIdaho.org](mailto:BOD@FairwayEstatesIdaho.org)

We would like to understand any concerns that you have and resolve any issues.

Sincerely,  
Fairway Estates HOA

Note: this letter is a template, available on the HOA website to help facilitate the owner enforcement provision of the CCRs (see **8.1 Enforcement**, above), delivered to the above named resident by an Owner / HOA Member on behalf of the HOA Board. Revisions to this template without Board review do not constitute the official position of the HOA.