

Dear _____,

Date _____

The North Fairway Estates Homeowners Association is hereby notifying you of an issue regarding landscaping or maintenance of your yard. It is our understanding that your home construction has been completed for some time.

We are bringing to your attention an item within the covenants, conditions, and restrictions (CCRs) which addresses landscaping 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.

3.3 Maintenance: Owners Obligation. No improvements, including landscaping, shall be permitted to fall into disrepair or appear unkept, and each improvement shall at all times be kept in good condition and repair by the Owner thereof...

3.21 Landscaping and Landscaping Plan. Written landscaping plans shall be submitted to and approved by the Design Review Committee prior to commencement of installation of landscaping. Landscaping of that portion of the Lot in front of the Residence shall be commenced within four (4) months after substantial completion and completed within six (6) months after substantial completion of the Residence except as prohibited by weather conditions...

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.

We understand that many contractors have had backlogs for work in recent years and feel that upfront communication about delays you may be experiencing regarding your meeting CCR requirements is advantageous. Please submit to the HOA your landscaping plan and schedule for completion via email (below). Until the time that landscaping can be completed, it is also the homeowner's responsibility to maintain their property in good order to include weed mitigation as this can cause damage to neighboring lots.

Please feel free to contact us with any questions or concerns:

Email: 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.