

The North Fairway Estates HOA Board of Directors (BoD) requests your participation in this survey of HOA sentiment. Results will help the BoD better serve the HOA, as an understanding of membership sentiment can help us more effectively use our limited resources. Your individual responses will be kept strictly confidential.

For questions requiring CCR revision to fully implement, please recognize that CCR revisions require a 2/3 majority vote of HOA membership to approve, and that participation in this survey does not constitute an official vote. An official vote could only meaningfully follow a) the actual effort to revise / rewrite the CCR document, b) a material effort to assure all proposed revisions are both legal and not otherwise harmful to the HOA, and c) a publishing of the actual wording of the revised CCRs for HOA membership review. The CCR Revision questions herein are meant to gauge support for the significant effort required to change the CCRs. Results showing 2/3 support do not ensure a revision will be undertaken, completed, or approved. Regardless, the survey results for these questions should help define other BoD actions, outside of a CCR revision.

For questions where you are impartial, please select "N/A". For questions where more information is required (pros and cons, or what is meant by the question), please select "??". To limit selection of that final response, additional information is provided here - [CCRs - Searchable Version](#).

Questions on HOA future and growth:

1. Developer plans for a 5th East bridge entrance onto (a yet to be paved) Fairway Blvd. currently include landscaped islands between the inbound and outbound lanes. Do you support the HOA covering landscape maintenance costs, estimated at ~\$5 a year per homeowner? **Yes No N/A ??**

2. The developer would need to add a Division to the HOA to have the new bridge entrance in the HOA. Do you support a CCR revision to remove the developer’s authority and rights, including the right to add lots / divisions to the HOA? **Yes No N/A ??**
 - a. Do you prefer other, more immediate, action(s) to cap HOA membership at the current level? **Yes No N/A ??**
 - b. If not capped at the current level, do you prefer other actions to cap growth after the HOA is connected to 5th East by the new bridge and Fairway Blvd.? **Yes No N/A ??**
 - c. If you prefer a membership cap (outside of a CCR revision), please list any actionable suggestions as to how this can be achieved: _____

Questions on HOA Board powers and responsibilities

3. Would you support CCR revisions to limit CCR rules and restrictions to only those that materially impact neighboring property values? **Yes No N/A ??**
 - a. If you responded “Yes”, please list current CCR rule / restriction categories that do not impact property values (or could be revised to not impact property values), and therefore should be removed or revised: _____

4. Would you support CCR revisions to the rules and restrictions to allow greater latitude in what is not prohibited behind a fence (examples: chickens, clothesline, etc.)? **Yes No N/A ??**
5. A CCR rewrite & approval would require significant effort. Provide / check the level of personal effort you will commit to: _____ **hours** on a team _____ **dollars** to hire a team ___ not interested
6. Do you favor revising CCRs to include a requirement that the HOA Board execute a Financial Plan to carry a minimum and maximum cash reserve, to avoid both insolvency and excess homeowner dues? **Yes No N/A ??**

Note, dues could adjust annually based on needs to meet the Plan, with increases not to exceed the current 20% cap. This revision would add a requirement that the HOA have a plan to meet a published budget while not growing an unnecessarily large cash reserve. A surplus would result in a refund or lowered rates.

Regarding current CCRs and enforcement:

7. The following items are not allowed per current CCRs. Do you support revising CCRs to:
- a. allow overnight street parking of passenger vehicles? **Yes No N/A ??**
 - b. allow overnight RV and / or utility trailer parking in driveways only (not on the street)?

RVs	Utility Trailers	Both	Neither / No revision	N/A	??
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 - c. allow basketball hoops in the driveway (not on the street)? **Yes No N/A ??**

Note, all items visible from the street would still be required to be in good (visual) condition.

8. List other rules and restrictions to remove or reduce. _____

9. List rules and restrictions where you would like to see greater CCR enforcement. _____

10. How stringently should all current CCR rules be enforced? (1 = least stringent, 5 = most stringent)
1 2 3 4 5 N/A ??

11. Should the HOA define a set of monetary fines for CCR violations? **Yes No N/A ??**

12. Indicate a level of support for enforcement of each of the following Restrictions from CCRs Section 3. A reply of “full support” implies support for monetary fines (or similar) if other action is not effective. A reply of “no support” implies a preference for removal, or non-enforcement, of the Restriction. For specific language of each Restriction, please read Section 3 in [CCRs - Searchable Version](#).

	no support	some support / revise					full support			
	1	2	3	4	5	6	7	8	9	10
3.1 - Land Use and Building Type	1	2	3	4	5	6	7	8	9	10

3.2 - Architectural Control	1	2	3	4	5	6	7	8	9	10
3.3 - Maintenance: Owners Obligations	1	2	3	4	5	6	7	8	9	10
3.4 - Association as Contract Agent	1	2	3	4	5	6	7	8	9	10
3.7 - Temporary Improvements	1	2	3	4	5	6	7	8	9	10
3.8 - Signs	1	2	3	4	5	6	7	8	9	10
3.10 - Animals	1	2	3	4	5	6	7	8	9	10
3.11 - Refuse Storage and Disposal	1	2	3	4	5	6	7	8	9	10
3.13 - Construction by Declarant.	1	2	3	4	5	6	7	8	9	10
3.14 - Parking, Boats, Campers & Other Vehicles	1	2	3	4	5	6	7	8	9	10
3.15 - Antennae and Satellite Receiver	1	2	3	4	5	6	7	8	9	10
3.17 - Unsightly Articles	1	2	3	4	5	6	7	8	9	10
3.18 - Construction, Construction Materials	1	2	3	4	5	6	7	8	9	10
3.19 - Fences and Walls, Hedges and Screen	1	2	3	4	5	6	7	8	9	10
3.21 - Landscaping and Landscaping Plan	1	2	3	4	5	6	7	8	9	10
3.23 - Detached Structures	1	2	3	4	5	6	7	8	9	10
3.24 - Dumping	1	2	3	4	5	6	7	8	9	10

13. The CCRs require HOA design approval of plans for home construction, exterior modification, new detached structures, and landscaping. Do you support continuing the review requirement for:

- | | | | | |
|----------------------------|------------|-----------|------------|-----------|
| a. Home modifications | Yes | No | N/A | ?? |
| b. New detached structures | Yes | No | N/A | ?? |
| c. landscaping | Yes | No | N/A | ?? |

Note regarding landscaping; to effectively mitigate weeds & present a pleasing appearance, a maintained and landscaped yard would still be required. The landscape plan approval requirement would be removed.

Other:

14. What is your level of HOA interest? (1 = no interest, 5 = at least somewhat aware of past issues and present status and interested in affecting the future). **1 2 3 4 5 N/A ??**

15. Additional comments. _____

16. Required info: survey's without this information will be rejected. All responses will be kept confidential.

Date _____ Print Name(s) _____

Address or Lot ID (in HOA) _____