

Unit Owner Responsibilities & Reminders

Septic System Warning & Responsibilities: *Do NOT flush female products or so-called flushable wipes into the septic system.* The resulting damage is extremely costly to repair and the offending unit owner will be held liable for the necessary repairs and claims by affected unit owners.

Plumbing Responsibilities: Plumbing *lines and connections need to be checked regularly* to avoid leaks and the resulting damage to your unit and that of your neighbors. *Particular attention should be paid to washer and toilet feed lines.* This can be a significant unit owner liability.

Winter Responsibilities: *Unit owners need to keep entry ways to their unit & garage clear of snow and well sanded* to avoid injury to residents and visitors. Our plowing contractor will be placing barrels of sand near each building to facilitate your sanding responsibilities. *To facilitate plowing, please assist plow operators by moving parked vehicles as necessary to allow snow clearance from parking areas, etc.*

Fire Safety Tips & Reminders

Heat in Units: Unit Owners are responsible to continuously *maintain heat at no less than 58 degrees Fahrenheit in all areas* contained within the boundaries in the Unit. In case of the Unit being unoccupied, the Unit Owner must provide Far View management with a local emergency contact. The emergency contact must inspect the vacant Unit at least once per week to check for proper functioning of the heating system, frozen pipes, water leaks, or any other issues that may arise in the resident's absence. *When winterizing of the Unit is necessary for extended vacancy, verification by the Association will be required.*

Smoke Detectors: Test once a month. Have one on each floor at a minimum.

Fire Extinguishers & Escape Plan: Keep a fire extinguisher in (or near) the kitchen and on each floor and have a fire escape plan in place and practice it.

Electrical: Discard or replace electrical cords with frays. Do not overload outlets.

Candles: Make sure all candles are on a stable base and not left unattended.

Outdoor Grills: When grilling outside, make sure that the grill is well away from the building and not under any eaves. *Do not grill in the garage and do not grill with charcoal. Do not store propane tanks in the garage or in your unit.*

Dryer Vents: Plugged vents present an extreme fire hazard. *Please be particularly attentive to the condition of your dryer vents; they need to be cleaned out regularly to avoid lint buildup and the nesting of birds.* Failure to meet your responsibility can have dire consequences to you and your neighbors, not to mention your personal liability.

Fireplaces: Proper use and maintenance is critically important. *Inspection, maintenance and repair is the responsibility of the unit owner. Failure to meet your responsibility can have dire consequences to you and your neighbors, not to mention your personal liability.*

Rules Reminders

As always, please be attentive to the Association's rules and regulations and take particular note of the following rules you and your guests or tenants should be aware of, since violations can result in the assessment of fines.

Occupancy: Units are limited to occupancy by single families, to two (2) bedrooms and to no more than two (2) persons per bedroom. *Basement bedrooms and commercial use are not allowed.*

Vehicles: Unit owners and tenants are *not allowed to park unregistered vehicles, disabled vehicles, commercial vehicles, trucks larger than 3/4 ton, vehicles with advertising on them, recreational vehicles, boats, trailers and campers on the property.* And remember, the speed limit in the complex is 15 miles per hour.

Parking: Parking is *not allowed in the lower circle of the complex.* This area is very narrow and needs to be kept clear for emergency vehicles. In an emergency, a few seconds can make all the difference in the case of a fire or medical emergency.

Pets: Your pet should not be allowed to roam the complex; they should be on a leash at all times; and *please, pick up after them. Do not walk them in the planter beds, and areas adjacent to the buildings and walkways - your neighbors will really appreciate it.*

Common Areas: Please be considerate and pick up after your children and yourselves; *all toys, bikes, sports equipment, garden equipment, etc., should be removed immediately after use.*

Trash Containers: All trash shall *only be stored in covered garbage cans* in the garage. Units without garages need to work out an arrangement with the Board. Trash can be put out on the night before the collection day. Containers are to be removed by 8:00 PM of the collection day.

Bird Feeders: As a result of past rodent problems, *Bird Feeders are not allowed anywhere on Far View property nor should food be thrown outside to feed birds and other animals.*

Unit Owners should familiarize themselves with the Associations Declarations, ByLaws & Maintenance Standards to fully understand their responsibilities.