

**FAIRWAY ISLES HOMEOWNERS ASSOCIATION, INC.  
(FIHOA)**

# **MEMBERSHIP INFORMATION**

**HOMEOWNERS ASSOCIATION MEMBERSHIPS and related FEES:**

As a Fairway Isles homeowner, you are in fact, a member of **TWO** Homeowners Associations (HOA), to which you will pay quarterly maintenance fees.

1. St. Lucie West Country Club Estates (CCE).
2. Fairway Isles Homeowners Association (FIHOA)

The maintenance fees for each HOA are due and payable quarterly on the first day of January, April, July and October. A fifteen day grace period has been implemented before assessing a late fee and interest. The fees payable to each Association are similar in amount so be mindful that there are two different fees due each quarter.

Quarterly maintenance fees for FIHOA can be mailed to, 1520 SW Fairway Isles, PSL, FL 34986-2163, or conveniently placed in the drop box in the message center adjacent to the mailboxes. Checks are payable to FIHOA and make sure your address is noted on the check.

As residents of our Fairway Isles Community, we are also members and part of a larger master community, St. Lucie West Country Club Estates (CCE). There are eleven communities making up SLWCCE which is comprised of a total of 548 resident memberships.

The maintenance fees paid to each FIHOA and CCE cover different services and amenities.

## **THE QUARTERLY MAINTENANCE FEES PAID TO **FIHOA** PROVIDE**

### **ALL LAWN** services including

- Mowing and edging of each private lot weekly April 15 to October 15 and bi-weekly October 15 to April 15.
  - Edge walks, curbs, driveways, plantings.
  - Clean walks, driveways and curbs of trimmings.
- Monthly hedge and plant maintenance
  - Trim hedges and plants.
  - Edge all beds.
  - Weed beds (spray).
  - Remove debris.
- Fertilization and pest control of plants and lawn
  - Apply pest control and fertilize lawn areas, monthly.
  - Spray all hedges, shrubs, ornamental plants, trees & palms, as needed
  - Fertilize shrubs, & deciduous trees, 3-4 times a year.
  - Fertilize palm trees, 2 times a year.
- Tree trimming
  - Remove unsightly palm fronds and tree limbs within reach of a pole (12' max. ht.).
  - Trees over 12' in height must be maintained by the homeowner to meet community standards.

### **Mulch**

- Mulch will be applied once a year, usually in November, after the hurricane season. If additional mulch is desired during the year, it may be installed at the homeowner's expense. Mulch is applied by the HOA to provide uniformity across the community. Should a homeowner choose not to have the mulch installed, or to install another type of mulch which meets community standards, they do so at their own expense. There will be no bags of uninstalled mulch left behind for the residents who choose to not accept installation of the mulching service provided for the front of the properties.
- Any planting, tree, garden, etc. that can be seen from the street must be mulched with an approved substance. Current CCE rules permit the use of non-organic material (such as cement, cement blocks, crushed stone, etc.) up to 12" from the house foundation. If the 12" border material can be seen from the street, concealment with shrubs or plantings is required.

(CONTINUED: MAINTENANCE FEES PAID TO **FIHOA**)

### **Roof Cleaning**

Roofs are currently cleaned annually, after the hurricane season, as directed by the Board of Directors. Should a homeowner opt to not have their roof cleaned in the manner contracted by the Board, they can employ another cleaning format at their own expense.

### **Street lighting and entrance lighting**

- Electricity is provided.

### **Exterior house painting**

- The color selections have been approved by the FIHOA's Board of Directors. House color selection palate can be changed only with FIHOA Board approval.
- All houses are currently scheduled for painting of exterior walls and trim on an eight year cycle.
  - The painting chairperson will notify homeowners when their houses are due for painting and will provide a form with procedures to follow. The periodic repainting of homes covers only one coat. If a color is changed, two coats may be required to fully cover the former color. In that case, the cost of the second coat will be billed to the homeowner to be paid directly to the contractor.

### **Website**

- Maintenance of FIHOA Community website: [www.fairwayisles.org](http://www.fairwayisles.org).

**Truly, the services we receive are a bargain for the amount we pay quarterly.**

## **THE QUARTERLY MAINTENANCE FEES PAID TO CCE PROVIDE**

**Maintenance of all common areas** which includes all areas not owned privately by members.

- Landscape, plantings, vegetation material, and trimming maintenance in all common areas.
- Lawn care and maintenance in all common areas.
- Maintenance of the banks of the ponds.
- Entrance signage.
- Cable service basic HD service.
- Paving, repairing and maintaining our streets and curbs.
- Architectural Review Committee (ARC) oversight of the FIHOA properties throughout our community to remain in compliance with community exterior standards.
- Property management enforcement of community standards as set forth in the Covenants, Declarations and By-laws of CCE, with the most current version posted on CCE website – <https://www.countryclubstates.communitysite.com>.
- Provide and administrate CCE Community website.
- Publication of CCE Community quarterly newsletter.

**THE FOLLOWING SERVICES ARE **NOT** INCLUDED IN THE QUARTERLY MAINTENANCE FEES OF EITHER HOA:**

- Pressure cleaning or any other cleaning of driveways, sidewalks, porch or pool surfaces.
- Any planting, trimming, and maintaining of the ponds and areas within the preserves.
- Roof leaks or any sky light repairs.
- Caulking or repairs of any exterior surface.
- Roof tile replacement.
- Repairing, patching or replacement of any sidewalk or driveway concrete.
- Any damage to homeowners' property resulting from severe weather, storms, tornadoes, hurricanes etc.
- Sprinkler systems.
  - Maintenance of each homeowner's irrigation system is the responsibility of the homeowner. This starts at the street side of the valve to the property's irrigation system and includes all pipes, valves, heads, and timers on the owner's property. Unless notified to the contrary, it shall be the responsibility of the homeowner to contract with an outside vendor for any required repairs.
  - Any emergency repairs needed for systems left on by absentee homeowners will be repaired by FIHOA and then billed to that homeowner.
  - Pond maintenance. This is the responsibility of St. Lucie West Services District (SLWSD). If the lift station (sewerage pumping station on Fairway Isle) alarm light goes on, please call the SLWSD at 772-340-0220.
- Repair of the irrigation lines that run from the California Blvd at our entrance through FIHOA up to the homeowner's valve.
  - This is the responsibility of the SLWSD.
- Waste collection services are not a part of CCE or FIHOA fees. (See pg. 6)
- Anything not expressly addressed as part of our regular services is not provided.

## **PORT ST LUCIE WASTE SERVICES IN FAIRWAY ISLES**

Paid to the City of Port St Lucie as part of your property taxes

*Note: No waste of any kind may be at curbside before 2 PM of the day prior to pick-up. Household waste left outside overnight should be in a tightly closed container.*

**MONDAY:** Yard waste only: (leaves, limbs, twigs, palm fronds, etc.). Bundle or put in garbage cans or bags.

If you have a large amount of yard waste (i.e. after a major tree trimming). Waste Pro will tag your pile and will send a claw truck as soon as possible.

**WEDNESDAY:** Household waste and Recyclables: No garbage cans over 32 gallons. Recyclables: Place in green recycling bin (provided by City) at curbside (wheels toward your house).

**SATURDAY:** Household waste only: No garbage cans over 32 gallons.

## **DEED RESTRICTED NEIGHBORHOOD**

In Fairway Isles, you are living in a deed-restricted community. Deed restrictions, often called “restrictive covenants” are written documents in place that restrict or limit certain activities that could take place within the community. The community has certain controls over what you can and cannot do with your property. These restrictions are established and enforced by the master HOA, not a local government. As a property owner, you have accepted responsibility to maintain your residence and lot in a manner consistent with the community wide standards and applicable Covenants. You signed an agreement to abide by our Documents when you made application to our community during the purchase/lease of your home.

You must familiarize yourself with all of the most current Amended and Restated Bylaws/Declarations of Covenants, Conditions, and Restrictions for CCE which are posted on the CCE website: <https://www.countryclubestates.comcommunitysite>.

The goal of these restrictive covenants is to maintain a uniform look to create a pleasant and attractive neighborhood and preserve the character of the community in order to maintain a neighborhood’s aesthetics and support property values. We strive to provide the greatest good for the greatest number of people in the community by employing benefits from cost efficiencies and reducing maintenance traffic with single providers of services where practical.

Any change to the exterior of your property, whether architectural, landscape or visual is subject to and required to be approved by the Architectural Review Committee (ARC). Remember that no tree can be taken down, removed, replaced or planted (except for a safety hazard, dead or diseased tree) without approval of the ARC. Before you proceed you must receive written approval from the ARC. Should you proceed with modifications of your home or yard without first obtaining arc approval, you will be subject to board review and quite possibly a daily fine.

The ARC meets on the first Thursday of every month except December. The ARC Request Form to apply approval for desired changes can be found on the home page of our website, <https://www.fairwayisles.org>, under “Important Documents”.

## WELCOME GUIDE TO THE CITY OF PSL

- □ Electronic version (magazine style): [www.cityofpsl.com/welcome](http://www.cityofpsl.com/welcome)
- □ PDF version: [www.cityofpsl.com/Home/ShowDocument?id=9158](http://www.cityofpsl.com/Home/ShowDocument?id=9158)

### IMPORTANT PHONE NUMBERS/CONTACT INFORMATION

|   |   |
|---|---|
| EMERGENCY- Fire, Police, Ambulance  | 911   |
| Port St Lucie Police Non-emergency  | 772-871-5000  |
| St Lucie County Sheriff   | 772-462-7300  |
| Fairway Isles Homeowners Association (FIHOA)<br>Contact Board of Directors  | <a href="https://www.fairwayisles.org">https://www.fairwayisles.org</a><br><a href="mailto:bod@fairwayisles.org">bod@fairwayisles.org</a> |
| Lifestyles Management Group (CCE Property Management)<br>1860 SW Fountain Blvd, SLW FL 34986<br><a href="mailto:img@lifestylesmanagementgroup.com">img@lifestylesmanagementgroup.com</a><br><a href="https://www.countryclubestates.communitysite.com">https://www.countryclubestates.communitysite.com</a> | 772-236-0141  |
| Florida Power & Light (FPL)<br>Service  | <a href="https://www.fpl.co">https://www.fpl.co</a><br>772-287-5400   |
| Outages   | 800-468-8243  |
| Florida City Gas<br>Service   | <a href="https://www.floridacitygas.com">https://www.floridacitygas.com</a><br>800-993-7546   |
| Gas Leak/Odor   | 888-352-5325  |
| St Lucie West Services District<br>Water & Sewer  | <a href="https://www.slwsd.org">https://www.slwsd.org</a><br>772-340-0220   |
| Waste Pro<br>Garbage, Recycling, Yard waste   | <a href="https://www.wasteprousa.com/office/ft-pierce">https://www.wasteprousa.com/office/ft-pierce</a><br>772-595-9390                   |
| Animal Control  | 772-871-5204  |
| Code Enforcement (City Of Port. St. Lucie)  | 772-871-5010  |
| Florida Game & Wildlife   | 772-625-5122  |
| Comcast Cable   | 888-683-1000  |
| Alligator Hot Line  | 866-392-4286  |
| Poisonous Snake Bite  | 911 or 772-466-3461   |
| Mosquito Control  | 772-288-5927  |