



VISTA

Community Association Management

February, 12th 2024

Dear Fairway Cove Homeowner,

My name is Keron Prashad, and I am pleased to serve Fairway Cove, on behalf of VistaCAM, as your new Community Association Manager. Vista shares your Board of Director's commitment to build a greater sense of community. Together, we can maintain, and even enhance, the community aesthetic and overall property values.

To support this initiative, the Board set a goal to collaborate with members to ensure: (1) understanding and compliance of standards, and (2) consistent property inspections appropriately address items of attention, as they relate to the association's governing documents. You may recall when you purchased your Fairway Cove home, you agreed to comply with the provisions of the Articles of Incorporation, Bylaws, Declaration of Covenants and Restrictions, Rules and Regulations, and all other documents that govern the community. When homeowners (or their tenants) fail to uphold their obligations, the overall appearance of the community suffers. This can have lasting impact on the quality of life for residents and negatively impact property values. It is the responsibility of the Fairway Cove Board of Directors to ensure enforcement of the association's governing documents, for the benefit of all.

We recognize property inspections have not always been consistent. Working with community members, VistaCAM, and legal counsel, the Board made it a priority to create a Community Standards Guide, outlining the inspection process and expectations. *(The guide is available on Fairway Cove's website and by scanning the QR code at the bottom of this letter).*

The primary purpose of this letter is to inform you enforcement of these standards will begin anew March 1, 2024. Think of this as a "re-set". You can expect to receive notification should there be an issue with your property that violates the community standards. We ask you address these issues in a proper and timely manner to avoid further action. Please know I am here for you to answer any questions you may have. Your cooperation is expected and appreciated. We value this relationship with the homeowners and residents of Fairway Cove, and look forward to being of service to your community.

Kind regards,

Keron Prashad, LCAM

Community Association Manager



FWC Community Guide for Standards