

Fairway Estates Common Area Use Guidelines

Common area and park use guidelines

General

Lake Saundra Park is open daily from sunrise to dusk for Fairway Estate homeowners, residents, their guests and the Fairway Estate's Board for recreational purposes only. The park is monitored. Park goers should be respectful of each other, others, and park property.

FECA is not liable for injury or damage resulting in use of the park by individuals or groups (large or small). All individuals and groups using the park and other common areas are at your own risk.

Tampering with the sprinkler systems, water taps, circuit breakers, lights, and signage is considered vandalism.

Please notify the Police Department if you witness damage, vandalism or illegal activity in the park.

Children are required to be supervised. Parents are liable for any damage incurred by their children.

Please carry out all trash from your visit "pack it in, pack it out".

Do not discard human or pet food near or around the lake.

The FECA Board reserves the right to bill individuals for expenses directly related to wear and tear from excessive usage, or damage due to their use.

Hunting and fishing

No person shall hunt, trap, shoot or net fish. Using fishing poles (with an appropriate fishing license) are approved for FECA home owners, residents and their guests.

Injured or dead animals or birds should be immediately reported to Fish and Wildlife.

Protection of plants and animals

No person shall throw rocks or other objects, punch with sticks or other instruments or otherwise provoke or annoy any animal/reptile/bird in the park.

Do not molest, injure or destroy foliage, plants, shrubs, flowers, trees, birds or bird nests, animals or reptiles in or on any Fairway Estate's common areas.

Dead or Alive, do not bring in and abandon any animal/reptile/bird in a park, including but not limited to cats, ducks, raccoons, opossums, and dogs.

Pets

Pet owners are responsible for maintaining proper control of their pet at all times. If a pet

displays aggressive behavior or fights, the owner is responsible for immediately controlling or removing the animal from the area.

All pets must be properly licensed, healthy, and have current vaccinations.

Animal waste shall be immediately removed by placing said matter in a closed or sealed container and properly disposed.

Gatherings (Large and Small)

There is no centralized reservation system. Common areas are used on a “first come, first serve” basis. Any person planning a "large gathering" in a common area, (expected to have 20 people or more and expected to last for one hour or longer) does so at their own risk. The FECA Board strongly encourages each event (large or small) to have adequate insurance. The common area will remain open and available for use by other residents and guests during gatherings. We expect mutual respect between individuals and gatherings.

In the event that the lawn, plants, or other common area items are damaged during and as a result of a gathering, the person hosting the gathering shall be responsible for reimbursing the association for the cost of repairing the damage or replacing the damaged item(s) if the board finds that replacement is necessary.

Driving across common areas

Driving any vehicle upon or across any part of common areas is prohibited. This shall not apply to personnel whose duties require them to drive on park property and who are authorized to do so by the Board.

Staking Items into the Ground

Caution must be used in setting inflatable toys or pounding stakes into the ground because the stakes can cause damage to underground electrical or irrigation lines. If you plan to strike stakes into the ground, pre-approval is required by the FECA Board prior to your event.

Games and activities

Bounce Houses and Large Inflatable Toys Slip and Slides, large water features and inflatable toys which require a water hose are prohibited, unless preapproved by the FECA Board. Water guns and water balloons are allowed, please pick-up your litter after your event. If insurance is not provided, the bounce house or inflatable toy will not be allowed to be used in the park.

Do not play, practice or otherwise participate in any game, sport or other recreational activity that is destructive to the lawn, plants, or other infrastructure. By way of example, these activities shall include but not be limited to wearing sneakers with cleats, playing rugby or volleyball, or skateboarding.

Noise Ordinance

If an activity involves music or other amplification, it must conform to the Dunedin Noise Ordinance.

Aerial equipment (model airplane, helicopter, UAV, drones)

No person shall engage in flying in any common area without approval from the FECA Board.

Prohibited conduct

No person shall do any of the following in Lake Saundra Park or common areas:

- (1) Climb or lie upon any tree, shrub, fence, monuments.
- (2) Use any area for changing clothing, other than an area designated for that purpose.
- (3) Disregard the notices, prohibitions or directions on any park sign.
- (4) Place or display any sign or advertisement, except that this rule shall not apply to any signs or advertisements regarding any FECA sponsored or authorized event..
- (5) Knowingly, or through reckless behavior, destroy or damage the lawn, plants, or other infrastructure.
- (6) Use a park bench for other than its intended use and/or purpose.