

**Fairfield Homeowners Association**

P.O. Box 12237  
Beaumont, TX 77726

July 25, 2012

Dear Fellow Residents,

Fairfield is growing community and we would like to take the time to welcome our new residents to our subdivision. We are glad you have chosen to make Fairfield your home and we are pleased to welcome you to our community.

Your interest as a homeowner lies with the continued success of your Association. If the Association functions well, it is our opinion that the lifestyle you have chosen will be maintained and your property values will be enhanced. Each homeowner is involved in the Association in some manner. Involvement for you may mean only that you pay your assessments on time and comply with the governing legal documents, or you may wish to take a more active role such as serving on the Board or on a Committee.

The major responsibilities of the Association are to protect the investment and enhance the value of the property owned by its members, the homeowners. The Association provides for the physical maintenance and operation of the common elements such as the entrance and street lights. The Association is also responsible for enforcing the legal documents and may do anything lawful to protect, beautify, or benefit the property under its jurisdiction, such as provide street lights, enforce restrictions, etc.

Your Association also holds the responsibility for enforcement of Deed Restrictions and Architectural Control within Fairfield. If you would like a full copy of the Declarations of Covenants, Conditions, and Restrictions, of Fairfield please let one of the officers know and this will be provided as soon as possible.

We would like to remind you of a couple of items listed in the Deed Restrictions and let you know about our upcoming Annual Meeting.

Article 6, Section 1 – summary, each owner shall regularly mow and maintain the grassed and landscaped areas of his yard, maintain in good repair and condition all sidewalks and driveways even if partly located on the street easement, as well as maintain perimeter privacy fences to include repair and upkeep of said fence.

Article 8, Section 7 – summary, No boats, trailers, campers, buses, mobile homes, recreational vehicles, trucks (over ¾ tons) or similar vehicles may be parked or stored upon any lot or in the street, unless wholly within an enclosed garage.

Article 8, Section 11 – Signs\* – No sign of any kind shall be displayed to public view on any Lot in the Addition, except (1) sign of not more than five feet (5') square advertising a property for sale or rent or used by Declarant or a Builder to advertise the property during the construction phase or sales period.

*\*Exception–* State law prohibits the restriction of political campaign signs within 90 days prior to and 10 days after an election.

Article 8, Section 14 – Pets are not allowed to roam or wander unattended in the Addition. As a courtesy to each other please leash, as well as pick up after your pet, if walking the neighborhood.

Article 8, Section 15 – Garbage cans and other receptacles shall (except when placed on a private drive for regular collection purposes) be hidden or screened from public view.

Article 8, Section 16 – There must be at least two (2) living shade trees in the front yard, at least six feet (6') in height and at least two inches (2") caliper measured eighteen inches (18") from the ground. Trees must be oaks, pines, elms, sycamores, or other similar native shade tree species. (Amendment at Annual Meeting)

One other thing that we would like to ask is that you **be mindful of slowing down when driving through the subdivision** as there are children playing and people walking their dogs. We would hate for anyone to get hurt and accidents do happen.