

Fairfield Homeowners Association

P.O. Box 12237
Beaumont, TX 77726

Management Company

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September 2, 2015

Dear Fellow Residents:

The Board of Directors is pleased to welcome *Mitchell M. Koop, CPA PC* as our dedicated Fairfield Homeowners Association Management Team.

Due to the increase in the number of residents, and the planned expansion, the Board of Directors determined that this would be in the best interest of all the residents of the Fairfield Subdivision. Their dedication and expertise is an advantage that we all should look forward to having in place. The *Koop CPA Accounting Firm* has been managing HOA's since 2007. Construction is progress:

- Mystic Lane
- 20 new homes total (approximates)
 - 14 homes completed
 - 3 under construction
 - 3 lots remain

New construction projects on Folsom Road:

- A walking trail, completion dates T.B.D.
- Commercial Building directly North of Grayson/Canyon
 - Professional complex
 - 3 units
 - Predominant business day traffic
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The completion of Mystic Lane will bring our home count to: 108. When all construction is complete, we will have 151 Residential Homes within our Homeowners Association.

Our neighborhood continues to grow, and we could not be more excited. Some of you may or may not have been made aware, at closing, that our Fairfield neighborhood does in fact have an Association.

Our Homeowners Association is always glad to answer your questions. By participating in your neighborhood HOA you are investing your time and efforts into your neighborhood that will ultimately culminate in a safer and richer environment in which to live and raise a family.

We hope that you will join us for our Annual HOA Meeting, September 16th @ 6pm.

Sincerely,

Board of Directors
Fairfield Homeowners Association

Fairfield Homeowners Association

Below is a list of common rules found in the Declaration of Covenants, which residents tend to overlook or forget to follow. Please refer to the “Links” tab on the Fairfield HOA website for a complete listing. Following this list is some other informational tips you may find helpful.

Rule Reminders:

Article VI, Section 1: Each owner shall regularly mow and maintain, and keep in a neat and attractive condition, the grassed and landscaped areas of his yard.

Article VIII, Section 5: No business or commercial activities of any kind or any “garage sales”, or “sidewalk sales” or similar activities or events shall be conducted on any Lot in the Addition.

Article VIII, Section 7: No boats, trailers, campers, buses, mobile homes, recreational vehicles, etc shall be visibly parked on a “permanent basis”.

Article VIII, Section 11: No sign of any kind shall be displayed on any Lot except one advertising the property for sale.

Article VIII, Section 13: Any antenna, such as satellite receiver, should be installed at the rear of the dwelling and not visible from the street.

Article VIII, Section 15: Garbage cans, except on collection days, should be hidden or screened from public view.

Additional Information:

- Any major changes done to a lot after original completion must submit to the board (through management) an Architectural Review Application (which can be found on the association’s website). Changes are those such as a pool, fence, or any other improvements.
- Association dues are mailed out yearly.
- Any mailbox issues can be directed to the Tobe Hahn Post Office at the corner of Dowlen and Folsom. You may request a key change if you are a new resident.
- City of Beaumont Ordinances:
 - “Dogs in public must be on a leash (even in your front yard).”
 - Please engage in common courtesy and pick up after your pets
 - “Vehicles cannot remain on the street in excess of 24 hours.”
 - Vehicles must adhere with the flow of traffic

As a reminder, you have a responsibility and obligation to adhere and abide by the Covenants & Restrictions of our Association in their entirety.