

This document with attached Homeowners signed notices must be maintained until the Termination of the Association, Fairways Resolution Regarding Records Retention I A; II, B 11.

May 26, 2016

Holly Bullock, Supervising Community Manager

hbullock@terrawest.com

Debra Olgivie, President

TerraWest Management Services

10651 Professional Circle, Suite A

Reno NV 89521

Fairways HOA BOARD MEMBERS:

Mike Vonada, President mikevonada@gmail.com

Gary Fornfeist, Vice President g4nfeist@aol.com

Lisa Martin, Treasurer/Chair, ARC lisamartinnv@gmail.com

James Beach, Secretary jimbeach_beachi@yahoo.com

Mike Billow, Director mike.billow@sbcglobal.net

Jeanee Fornfiest, ARC Member

Chris Shea, ARC Member

Monte Meredith, ARC Member

Dear Architectural Committee, Board of Directors of the Fairways at Fieldcreek Ranch Homeowners Association and Terra West Management Services:

We are concerned that there is not uniform enforcement or application of the mandatory restriction of the Fairways Declaration of Protective Covenants (CC&Rs), Section III, G, which reads in pertinent part:

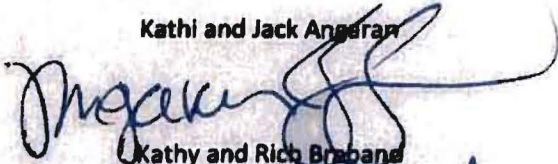
"Except for loading and unloading, no mobile home, trailer of any kind, truck larger than a one ton truck, recreational vehicle, or boat shall be kept, placed, maintained, constructed, repaired or permitted to be parked or stored upon any lot or street within the development visible from neighboring property for more than 24 consecutive hours, nor more than five (5) days in any thirty (30) consecutive day period."

We recently walked the Fairways community and spoke with our neighbors who agree that this mandatory provision must be enforced by the Board and the ARC. In that regard, please find attached the notice letter addressed to you by forty-six (46) out of sixty-five (65) of the Fairways residential lot owners, comprising a super majority of our community, who request that this mandatory provision be strictly enforced, without exception. Most of the home owners signed in the presence of one of us after reviewing Section III, G.

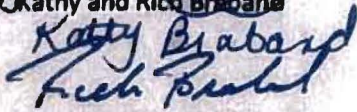
Many stated that they relied upon this mandatory restriction in Section III, G, when they first purchased their lots and built their homes. It is extremely important to all of us.

We ask that each of the Board members and the remaining Architectural Committee members join us by signing the notice letter on behalf of their own residential lots.

Kathi and Jack Anger



Kathy and Rich Braband

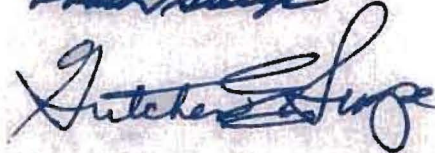


Nevada HOA Ombudsman

Cathy and Jim Hermansen



Tom and Gretchen Swope



**To the Architectural Committee and the Board of Directors of the
Fairways at Field Creek Ranch Homeowners Association**

We are homeowners and Members of the Homeowners Association living in the Fairways.

All of us purchased our lots and homes here because the Fairways CC&R's contain protective restrictions "for the purpose of enhancing and protecting the value, desirability and attractiveness", as well as the enjoyment, of our property and our community, for everyone's benefit. The Architectural Committee and the Board of Directors have accepted the duty, and are required, to enforce these restrictions, on our behalf.

The Fairways CC&R's contain a mandatory restriction In Section III RESIDENTIAL USE COVENANTS AND RESTRICTIONS. G (attached), which states that, except for loading and unloading, no mobile home, trailer of any type, large truck, recreational vehicle or boat shall be kept, parked or stored upon any lot or street within the Fairways, for more than 24 consecutive hours, if it is visible from neighboring property.

This is one of many provisions meant to safeguard the desirability and investment we have made in our homes, and in the Fairways community. We expect this mandatory provision to be strictly enforced, without exception.

Thank you for serving our community and honoring your duty to all of us, your neighbors. May, 2016.

Name	Signature	Fairways address
Mike Vonada		
Gary Fornfeist		
Lisa Martin		
James Beach		
Mike Billow		
Jeanee Fornfeist		
Chris Shea		

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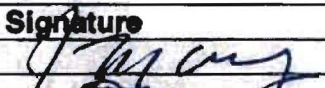











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Name	Signature	Fairways address
J. MALLY		12865 SWR
Steve Mashum		12990 Silver Wolf
Kim Dely Mashum		12990 SWR
R. SQUELCH		13000 Silver Wolf
Al Mac Marshall		12765 Silver Wolf
Paul C. Miller		13025 Silver Wolf
Tina Montana		12995 Silver Wolf Rd
Karin Love Harris		13805 Silver Wolf Rd
N. QURAISHI		12885 Silver Wolf Rd
Susan Devin		12795 Silver Wolf Rd
LAURENCE BARNETT		12935 Silver Wolf
Eileen Fletcher		12775 Silver Wolf Rd

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Name	Signature	Fairways address
LAURA MICELI	<i>Laura Miceli</i>	12965 SILVER WOLF RD.
ALY (SEKHON)	<i>Aly Sekhon</i>	12975 Silver Wolf Rd
<i>Jack Angaran</i>	<i>Jack Angaran</i>	12940 Silver Wolf Rd
<i>Cathy Hermanson</i>	<i>Cathy Hermanson</i>	12940 Silver Wolf Rd
<i>Mark Bansemer</i>	<i>Mark Bansemer</i>	12930 Silver Wolf Rd
<i>Richard West</i>	<i>Richard West</i>	12925 Silver Wolf Rd
<i>Tom Whitman</i>	<i>Tom Whitman</i>	1275 SPRINGER CT.
<i>Joe Whitman</i>	<i>Joe Whitman</i>	13020 Silver Wolf Rd
<i>Larry Morasse</i>	<i>Larry Morasse</i>	1215 SPRINGER CT.
<i>Connie Duncan</i>	<i>Connie Duncan</i>	1245 SPRINGER ST
		13035 Silver Wolf Rd

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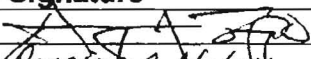
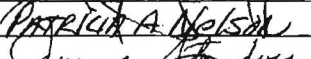

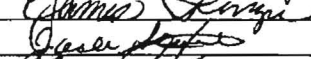

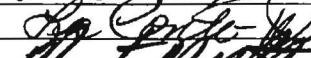

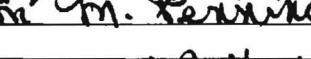

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Name	Signature	Fairways address
Henry Lupo		12855 Silver Wolf
Patricia A. Nelson		12835 Silver Wolf
Joan Stansbury		12815 Silver Wolf Rd.
JAMES PINGER		12755 SWR
Jack Stanko		12785 SWR
Mark Lyver		12745 SWR
LEE CONTE-Dexter		12905 Silver Wolf Rd
MONTE MEREDITH		12890 Silver Wolf Rd
Myriam Terrington		12915 Silver Wolf Rd.
Shawn Butlick	SHAWN Butlick	12850 Silver Wolf Rd

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Name	Signature	Fairways address
CHARLES HELF		1255 SPRINGER
FRANKS HUNT		1260 SPRINGER
Alberto Bullockini		12850 Silverwolf Dr.
		12850, 12850
Cathy Bullockini		12790, 12830 Silverwolf
↓	↓	

[illegible]

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[illegible]

[illegible]

[illegible]

From: Ray Guillano raystar@comcast.net
Subject: Petition to uniformly enforce existing CC&R's
Date: May 24, 2016 at 7:25 PM
To: Kathlangaran@yahoo.com

RG

As a property owner, at Field Creek Ranch I wholeheartedly concur with the petition to disallow Parking boats , campers, motorhomes. vehicles and junk of all sorts being allowed to be stored in plain view at Field Creek Ranch.

I would entertain participating in a Class Action Civil suit immediately in the event the association bends or breaks the rules to accommodate friends and violators. I purchased the property on the premise that the CC&R's would be enforced, and thus my investment would be protected somewhat, and have since followed all the rules even clearing debris from my property that neighbors had dumped there.

Allowing the above eyesores would certainly devalue my property and all others at Field Creek and property owners would be in position to sue for the loss of value to their property. I belong to numerous HOA's and none allow extra vehicles of any sort to be stored on the property and this happens to be an area of multi-million dollar homes which certainly should not have eyesores and other distracting items in public view.

Some HOA,s allow a motor home on the property for 24 hours to load or unload and then it must be moved immediately or the owner is subject to aggressive fines and liens against their property.

If the association sets this terrible precedent, what would stop others from storing say a shipping container, several old vehicles or an old trailer on the property.

Sincerely

Raymond James Guillano, Owner 12955 Silver Wolf Road

THE FAIRWAYS AT FIELD CREEK RANCH
DECLARATION OF PROTECTIVE COVENANTS
(FIELD CREEK RANCH UNIT 12A AND 12B)

THIS DECLARATION is made on September 20, 2000 by the JOHN SHAW FIELD FOUNDATION, a Nevada non-profit corporation (Declarant).

RECITALS

Declarant is the owner and developer of that certain real property located in the County of Washoe, State of Nevada, described on Exhibit "A" attached hereto and made a part hereof.

Declarant intends to sell and convey the lots and parcels described in Exhibit "A" and before doing so, desires to impose upon them mutual and beneficial restrictions, covenants, equitable servitudes and charges under a general plan of improvement for a planned community for the benefit of all of the lots and parcels herein and the owners and future owners thereof.

NOW, THEREFORE, Declarant declares that all of the lots and parcels described in Exhibit "A" as hereinafter defined are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the provisions of this Declaration, all of which are declared and agreed to be in furtherance of a plan for the development, improvement and sale of said lots and parcels, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof. The provisions of the Declaration are intended to create mutual equitable servitudes upon each of said lots and parcels in favor of each and all other lots and parcels; to create a privity of contract and estate between the grantees of



shall have the sole responsibility therefor. Declarant acknowledges that Washoe County will not assume responsibility for maintenance of the Development's private streets or roadways.

III. RESIDENTIAL USE COVENANTS AND RESTRICTIONS.

The following shall be applicable to all lots within the development, and each owner, as to his lot:

a. Residential Use. Each Lot shall be improved and used exclusively for single family residential use. Nothing in this Declaration shall prevent an Owner from leasing or renting the Improvements on his Lot; however, any lease or rental shall be subject to all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and any lease or rental agreement must specify that failure to abide by such provisions shall be a default under the lease or rental agreement. No Lot shall be subdivided in any manner. No Owner shall lease less than the entire Lot.

b. Commercial Use. Except as otherwise provided in this Declaration, no Lot shall be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such non-residential purpose.

c. Improvements and Alterations. No Improvements, construction, repair, excavation, fill, removal of rocks, shrubs or natural vegetation, or other work that alters the land or the exterior appearance of any Improvement upon any Lot shall be made, done, or permitted to be done without the prior approval of the



buildings and structures may be used during the construction of Improvements on a Lot, but shall be expressly approved by the Committee and shall be removed immediately after the completion of construction. No permanent outbuildings shall be allowed except as approved by the Committee.

g. Trailers, Boats, and Motor Vehicles. Except for loading and unloading, no mobile home, trailer of any kind, truck larger than a one ton truck, recreational vehicle, or boat shall be kept, placed, maintained, constructed, repaired, or permitted to be parked or stored upon any Lot or street within the Development visible from neighboring property for more than twenty-four (24) consecutive hours, nor more than five (5) days in any thirty (30) consecutive day period. In all other instances such items may be parked and stored for indefinite periods of time, but only if such items are parked or stored in a specifically designated space or enclosure previously approved for such use in writing by the Committee, on a case-by-case basis after consideration of its visibility from streets, adjacent lots, and the Wolfrun Golf Course. No camper tops shall be stored or kept in driveways or in any areas which are visible from neighboring Lots, streets, or roadways. The foregoing provision shall not apply to emergency vehicles or temporary construction vehicles or facilities maintained during and used exclusively in connection with the construction of any work of improvement approved by the Committee. No commercial vehicles of any nature shall be parked or stored on any Lot or on the streets of the Development, except for a



commercial vehicle providing services to Owners or to the Association, and in such event, only for the duration necessary to provide such services, unless approved in writing by the Committee.

h. Garages. Each Owner shall maintain his garage areas in neat, orderly condition with all storage areas completely enclosed. Garages shall only be used for the purposes of parking motor vehicles, storage of boats to the extent that the boats are not visible from neighboring property, and other storage and workshop purposes and pursuant to the Rules and Regulations.

i. Utility Service. With the exception of such utility lines as may be required to be constructed by any governmental body or utility company, and with the exception of the utility lines existing as of the date of recordation of this Declaration, no lines, wires, or devices for transmission of electric current or telephone, television, or radio signals shall be constructed, placed, or maintained anywhere within any Lot unless the same shall be contained in conduits or cables placed and maintained underground or concealed in or under buildings or approved structures. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone services incidental to the construction of Improvements approved by the Committee.

j. Antennas. No antenna of any type nor any satellite dish shall be erected, used, or maintained outdoors whether attached to a building or structure or otherwise, nor shall any tower-type structure be placed, constructed, or maintained on any Lot.

