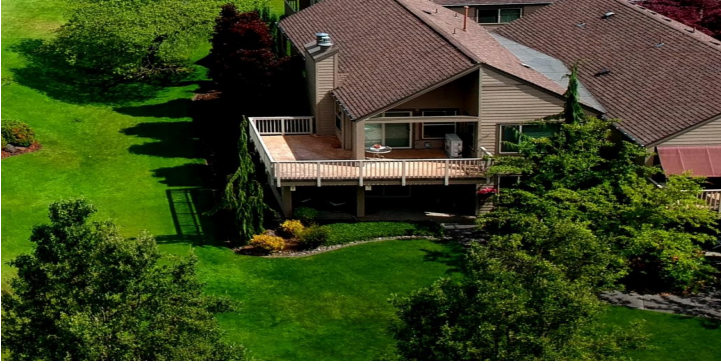


Welcome to Fairway View Condominiums!



As many of us have experienced, moving into a new community can be challenging, especially if this is your first condominium community experience. Fairway View's Welcome Team would like to address any questions you may have about your new community and share some of the guidelines that come with owning a condo unit such as:

- Installing antennas, cable, satellite/TV dish or anything that penetrates the siding or roof
- Remodeling & unit improvements; special flooring requirements
- Upkeep of personal items in or on foyers, decks & patios
- Planting in common areas around patios & Community Garden
- Garage use and parking
- Trash & Recycling
- Winter departures
- Fireplace flue & dryer vent inspections
- Information about the clubhouse, etc.

The Fairway View Condos are comprised of 128 residential units within 19 buildings along the private drives of SE Bay Point Dr. and SE 23rd St. The units border the 8th hole of the Fairway Village HOA owned, public 9-hole golf course. As a condominium owner, you are a member of both the Fairway View Condominium Association and Fairway Village HOA.

Condo owners abide by the governing documents, a copy of which should have been provided to you during the sales close process. The condos are managed by a 5-member Board of Directors (BOD). Board members are condo owners who serve in a volunteer capacity. They are elected by condo owners to serve a two-year term. Owners are encouraged to become active in their community by volunteering to serve on committees and on the BODs.

Condo Property Management

Association Management Services NW (AMS)

fairwayviewcondo@ams-nw.com or

hoaWA@ams-nw.com; (360) 891-8060

After hour maintenance emergencies:

(866) 820-2837

Assessments Payable To:

Fairway View Condominium Association

Send To: Alliance Association Bank, Secure Lockbox, PO Box 98407, Las Vegas, NV 89193-8407

The Condo Association has no employees but contracts for property management (PM) who handle all owner payments, maintenance, document storage and communication with the BODs. The PM is the first point of contact when an owner has a question, request, or wants to report a problem.

The PM will provide new owners with an account number and directions on how to log into your account and the AMS portal. This portal is where you will have access to governing documents, audited financials, insurance coverage certificate, meeting minutes and schedules, meeting Zoom links, important forms and much more.

Condo owners are encouraged to attend board meetings and Town Hall meetings in person or via Zoom. Owners have opportunity to ask questions of the board at the end of these meetings.

Fairway Village HOA (FVHOA), which is separate from the condo association, is responsible for managing the clubhouse and associated activities, the pool, golf course, HOA common grounds (except condo property) as well as rules specific to the single-family residential homes. They are governed by a separate BOD and employ an onsite property manager, admin personnel and staff to support golfing activities and property maintenance. The FVHOA property manager and office staff are not able to address condo specific questions or financial transactions. All condo related inquires must go through AMS.

Please let AMS or the office staff at Fairway Village know if you would like to participate in an orientation with a Welcome Team representative.

We look forward to seeing you around the community!