



# **FAIRVIEW COMMONS HOMEOWNERS' ASSOCIATION**

25 FAIRVIEW COMMONS DRIVE  
COVINGTON, GA 30016  
470.342.1952

[www.fairview-commons.com](http://www.fairview-commons.com)  
[board@fairview-commons.com](mailto:board@fairview-commons.com)  
[buildingsandgrounds@fairview-commons.com](mailto:buildingsandgrounds@fairview-commons.com)

---

## **FCHA Communal Area Rules**

- ❖ **NO DIVING**
- ❖ **ALL COMMUNAL AREAS ARE UNDER 24-HR VIDEO SURVEILLANCE.**
- ❖ **Pool hours are 9:00 am to 9:00 pm daily. Pool hours may be extended by request for special events/parties. All extensions must be preapproved by the FCHA Board.**
- ❖ **Residents are only allowed up to 4 outside guests. Please reserve the pool patio in advance for more than 5 guests. Reservations should be submitted to B&G Committee at [buildingsandgrounds@fairview-commons.com](mailto:buildingsandgrounds@fairview-commons.com).**
- ❖ **Pool patio reservation requests and deposit must be provided to B&G for large parties and all reservations are on a first come first served basis.**
- ❖ **A responsible party must supervise patrons under the age of seventeen (17). A responsible party is defined as a person eighteen (18) years of age or older.**
- ❖ **ID cards must always be with you at the facility and can be checked at any time.**
- ❖ **Proper bathing attire MUST be worn in the pool.**
  - **No regular or workout clothes, or regular baby diapers are to be worn in the pool.**
  - **No immodest swimwear (this is a family friendly environment)**
- ❖ **Pets are NOT permitted at any time inside the communal gated area.**
- ❖ **No glass is permitted in any of the FCHA facilities.**
- ❖ **No food or drink (other than water) is allowed in the pool. Residents are allowed to have food and drinks in the designated seating or pool decking surrounding the pool.**
- ❖ **DO NOT drag the pool furniture as dragging can damage the furniture legs.**
- ❖ **Show consideration for others by keeping the music volume to a moderate level.**
- ❖ **Only items designated as pool/water toys are allowed in the water. However, NO water balloons are allowed in the gated area.**
- ❖ **Communal areas are for residents and their guests only. DO NOT open or hold the door for anyone not in your party. Some resident's privileges may be suspended, and this may be deemed as trespassing if they are on the premises. Residents must request their keycard be reinstated after all fees and suspension time has lapsed.**
- ❖ **If a resident is found to have gained illegal entry to the communal area, the resident may forfeit their rights to use the communal area for a specified amount of time, up to permanent suspension, and a fee assessed at the discretion of FCHA Board with B&G Committee's recommendation.**
- ❖ **No rude or intolerable behavior (vandalism, fighting, physical and/or verbal abuse) is permitted. This includes profanity, racial slurs, etc. Please keep in mind this is a family friendly facility. Violators will be asked to leave, and keycard rights terminated for a specified amount of time, up to permanent suspension, and a fee assessed at the discretion of FCHA Board with B&G Committee's recommendation. Violators can and will be prosecuted by Newton County Sheriff's Office.**

- ❖ Residents are responsible for their guest(s) behavior and actions. If a guest violates the Facility Rules, the resident could have their keycard rights terminated for a specified amount of time, up to permanent suspension, and a fee assessed at the discretion of FCHA Board with B&G Committee’s recommendation.
- ❖ Residents can request an appeal of a violation by contacting the B&G Committee at [buildingsandgrounds@fairview-commons.com](mailto:buildingsandgrounds@fairview-commons.com). Along with your name, address and contact phone number, please include the date and time of the incident and violation received.
- ❖ Violations of rules can result in penalties, which can include monetary fines and or suspension of facility usage and rights to attend FCHOA sponsored events.
- ❖ **INFRACTION/FEE CHART**
  - The severity of the punishment is at the discretion of the FCHA Board with B&G Committee’s recommendation in relation to the severity of the violation incurred.
  - Multiple violations that occur at the same time will receive their own punishment fine and suspension.
  - Suspension of keycard for multiple violation infractions that occur at the same time will not be held concurrently (ex., 2 violations w/10 day suspension = 20 day suspension)

INFRACTION	FEE	LENGTH OF CARD SUSPENSION
1 <sup>st</sup> Offense	\$50.00	At least 10 days from date of notice and not to exceed 30 days
2 <sup>nd</sup> Offense	\$100.00	At least 20 days from date of notice and not to exceed 45 days
3 <sup>rd</sup> Offense	\$150.00	At least 30 days from date of notice and not to exceed 60 days
4 <sup>th</sup> & Subsequent Offense	\$300.00	At least 60 days from date of notice up to permanent suspension

- ❖ **ALCOHOL USAGE**
  - If alcoholic beverages will be served at, or brought to the facilities, then it is understood that you are responsible for ensuring that any consumption or serving of alcohol is done strictly in accordance with Georgia law. You further acknowledge and agree that no alcoholic beverages will be sold, manufactured, or made at the function.
- ❖ **SMOKING POLICY**
  - Absolutely NO smoking is allowed inside the gated areas of the tennis and pool area. This includes pipes, cigars, cigarettes, e-cigs, or any other type of smoking.
  - Smoking is only allowed outside of the enclosed gate. There are designated receptacles for smoking butts and ash, please properly dispose of your cigarettes. DO NOT extinguish your cigarettes on the grass.