

Fandel Farms Condominium Association Welcome to Fandel Farms!

The Fandel Farms Condominium Association has been in existence since January 2004 and is a member run association: we do not have a manager or a full time maintenance person.

Please check out our website at www.fandelfarmcondo.org/

There is information about upcoming meetings, previous meeting minutes, exterior insurance, our bylaws, and links to Germantown Hills web sites.

As directed by our Bylaws, starting in January 2004 when the Association was formed and over time as issues have been identified; Board members have made the following decisions/rules.

Snow removal: The Association is responsible for snow removal of driveways only.

Lawn care: The Association is responsible for lawn mowing, fertilization, and weed control. Homeowners are responsible for watering.

Landscaping: Plantings or landscape projects must have prior approval of the association board. The unit owner is responsible for watering and maintenance (includes trimming of shrubs and perennials and fall trimming) of the plantings. If maintenance of shrubs and perennials is not done to the board's satisfaction, the board could hire someone to do it at the unit owner's expense.

Patio's: covers, tents, pergolas, etc. need board approval

Storm doors: should be white and full view [Oct. 04]

Maintenance of Decks: The units with wooden decks are responsible of the owner for keeping them properly maintained and sealed. Added concrete patios maintenance is the responsibility of the owner.

US Flags limited to 3' X 5' and displayed on the outside edge of the garage. (04-22-07)

Fences: are not allowed. Current homeowners that arranged to have fences installed by the Builder are responsible for an additional \$10 per month condo fee for additional mowing costs. The homeowner is responsible for the fence and it must be removed when the unit is sold.

Insurance: the Association is responsible for exterior insurance.

Section 6.9 Item 15 of Bylaws "Each Unit owner shall obtain and maintain general liability insurance covering their personal liability and compensatory damage to enough Unit or Unit Owner caused by the Unit Owner or his or her guests, residents or invitees, including in the personal liability, the deductible of Unit Owner whose Unit was damaged and decorating, painting, wall and floor covering, trim, appliances, equipment and furniture and furnishings of the other Unit Owner and provide evidence of that coverage to the board. If a unit Owner fails to provide such evidence to the Board, the Board may, but is not required to purchase such insurance coverage and levy an assessment against that unit Owner for the cost of the insurance." **Our Insurance carrier recommends that each unit have a fire extinguisher.**

The board members will conduct an annual walk around of the complex and review any problems that possibly violate the condo association bylaws. A two-day notice of the annual walk around will be given.

Condo fees are \$125.00 (01/01/2015) per month for most units and are due by the 10th of the month, i.e. December fees are due December 10th. A late charge of \$20.00 is in effect for late payment of Condo fees. Please send your check made out to Fandel Farms Condo Association to our Treasurer:

Nathan Isenberg

204 Marvin Court

Phone number 309-369-8208

Updated 12/01/2014