

MAILBOX POLICY

Maintenance or Replacement Required as Part of Lot Maintenance

- All mailboxes in Fairways of Crooked Tree must be kept in a well-maintained condition. Mailboxes with rotting and/or crooked or bent posts; rust; peeling, faded, chipped, or cracked paint; dents; or any similar condition must be addressed promptly by the Lot Owner as part of their maintenance obligation under the Declaration.
- If ordinary maintenance is unable to bring a mailbox up to a well-maintained standard, the Lot Owner is expected to replace the mailbox in accordance with this Policy.

Permitted Style and Color

- All mailboxes, including replacement mailboxes, must be of a style and color required by the Association. The style and color requirements can be found on the Association's website or by contacting the property manager.

Improvement Application Required for Replacement

- Routine maintenance of an existing mailbox such as painting and minor repairs does not require the Owner to submit an improvement application.
- If a mailbox is replaced in whole or in part, the Owner must submit an improvement application to the Association and must receive the Association's prior written approval before proceeding with installation. This is to ensure that a planned replacement mailbox or portion thereof is approved as being in conformity with the Policy prior to the Owner incurring the replacement expense.
- The Association's preferred contractor(s) for replacement mailboxes can be found on the Association's website or by contacting the property manager.

FAIRWAYS OF CROOKED TREE HOME OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION ADOPTING MAILBOX POLICY

WHEREAS, Fairways of Crooked Tree Home Owners Association (“Association”) is the entity that administers Fairways of Crooked Tree Subdivision (“Subdivision”) and it acts through its Board of Trustees (“Board”); and

WHEREAS, Article V of the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Fairways of Crooked Tree (“Declaration”) provides that no structure shall be erected upon a Lot, nor shall any exterior addition or change or alteration to a Lot shall be made until the Association has given prior written approval of the same; and

WHEREAS, Article VI, Section 6.1.8 of the Declaration requires that Lots be maintained in accordance with the general standards of maintenance prevailing throughout Fairways of Crooked Tree, Section 6.2.1 further provides that each Owner shall maintain their Lot in accordance with the prevailing custom in Fairways of Crooked Tree; and


WHEREAS, in accordance with the above, it has been the long-standing policy of Fairways of Crooked Tree to require that all replacement mailboxes be of the same type and color as that installed at the inception of Fairways of Crooked Tree; and

WHEREAS, in accordance with its authority under the Declaration and Ohio law, the Board desires formalize the procedures pertaining to the replacement of mailboxes on Lots in Fairways of Crooked Tree;


NOW, THEREFORE, the Association, through its Board of Trustees, hereby adopts the Mailbox Policy contained below:

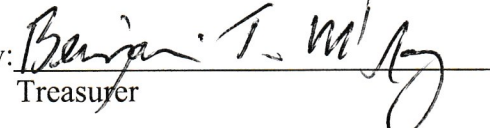
[See attached Mailbox Policy following signature page]


Adopted this 15 day of January, 2023 by the following Trustees:

By: 
President

By: _____
Vice President

By: 
Secretary

By: 
Treasurer

By: 
Member at Large