

Fairview Row Rules And Regulations For Unit Alterations

The owner should contact the Board and ask to present a description of what changes the owner wants to make as well as a preliminary sketch. Based on feasibility, the next steps for defining the plan and process will follow the below bylaw guidelines.

Exhibit D – Rules and Regulations, e) General Appearance, xi, pgs45-46

“No major alterations of a Unit shall be undertaken without the approval of the Board of Directors, and its authorized architect. Major alterations include, but are not limited to, the enclosure of porches, changes in the configuration of walls, plumbing, wiring, ventilation system, or anything that may violate structural or esthetic integrity or create a potential hazard. Failure to gain the necessary approvals of the Board can result in additional modifications or restoration of the Unit to its original condition – all at the Owner’s expense.”

The architect for Fairview Row at Five Points is Cline Design, 919-833-6413.

The Board will take into consideration the proposal and how it might affect the common areas and potential direct or indirect harm to adjacent neighbors. The owner would be financially responsible for the wear and tear to the common areas or damage to adjacent units.

Potential Contractors:

John C Sanders and Company
612 Wade Ave, #100
Raleigh, NC 27605
919-218-0883

JD Beam, Inc
1812 Tillery Pl, #100
Raleigh, NC 27604
919-833-3224

Williams Brothers Construction
3111 Glenwood Ave
Raleigh, NC 27612

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919-781-7107

(This company built the Fairview Row buildings.)

The HOA has not used and does not specifically recommend using the above contractors but know of people who have used them. You may have a contractor that you know of and would prefer to use. Each contractor will have its preferred vendors (plumbing, wall, floor, etc)