



The Fairfax Village III Condominiums

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2113 – 2145 Suitland Terrace, S.E 3820 A/B Southern Avenue, S.E.

Why Do You Need Fairfax Village III Condominium Association Authorization to Remodel?

Fairfax Village III Condominium permission refers to your legally binding agreement between you- (unit owner) and Fairfax Village III Condominium

{ Written Board approval for any condo owner wishing to replace his/her carpet with hard flooring (wood, stone, ceramic, etc.). In addition to Board approval, condo owners need to install a sound mat below the hard flooring.}

Why Do You Need Fairfax Village III Condominium Association Authorization to Remodel?

Fairfax Village III are concerned with maintaining the property as a whole. Your unit is secondary to the welfare of the entire building/ community. That's why CC&Rs (“Covenants, Conditions and Restrictions”), stress the word **structural in the by-laws.**

A typical clause, nothing shall be done in any unit or on the common areas which may impair the structural integrity of the building or which may structurally change the building.

In addition to structural integrity, Fairfax Village III Condominiums are concerned about noise. Noise is the number one cause of rancor (bitterness, spite, hate, hatred, resentment etc.) in condos, so associations want to keep peace among residents.

Finally, Fairfax Village III Condominiums need to keep control over the common property. Plumbing (supply and waste) and electrical are both considered common property.

You Need Fairfax Village III Condominiums Approval For Any Remodel Project Involving:

Interior or exterior walls Finish flooring	Structural floor Plumbing	Ceilings Aesthetic changes to the exterior	Electrical Column
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When, you Don't Need Fairfax Village III Condominiums Approval !!!!

Given the ambiguity of CC&R (“**Covenants, Conditions and Restrictions**”), language, it is highly recommended to run any kind of condo remodels past the HOA board first. Some projects that may not need approval:

- **Interior painting**
- **Replacement of light fixtures, outlets, and switches**
- **Trim work (crown molding, baseboards)**
- **Replacement of shower, bath, or sink fixtures**

CC&R (“Covenants, Conditions and Restrictions”) Requirements Regarding Remodels Are Legally Binding

The Fairfax Village III Condominiums can fine you for infractions. If the Fairfax Village III Condominiums takes you to court, they can recover those fines as well as attorney fees.