

January 1, 2025

Three Colonies is a covenant controlled community. All owners and residents must adhere to the covenants, by-laws and rules and regulations of Three Colonies. Anyone not in compliance with these regulations may be subject to a fine or other legal actions. In addition, Three Colonies is within the city of Fayetteville. All city ordinances are applicable.

Copies of the covenants, rules and regulations and by-laws are posted on this website (www.threecolonies.com) and may be downloaded and printed.

Listing Agent:

The listing agent, at the time of closing, is responsible for turning over the pool key and any other keys associated with the property to the new owner. There is a \$100.00 nonrefundable fee for a new pool key. The listing agent is responsible for insuring that the buyer is aware of the covenants, Rules and Regulations and Bylaws for Three Colonies.

Various fees and expenses:

Monthly dues for Colony 1 properties, (town homes) is \$145.00 (As of 1/1/23)

Monthly dues for Colonies 2 and 3 (Patio homes) are \$113.00. (As of 1/1/23)

Monthly dues must be paid by the 5th of each month. Any dues not paid by the 5th will incur a 5% penalty.

The Home Owner's Association (HOA) carries no insurance on any of the homes in Three Colonies. Property taxes and insurance are the responsibility of each property owner for all homes in the community.

Pest control is the responsibility of each property owner.

Each property owner is responsible for their individual utilities (Electric, Water and sewer ect.)

A \$200.00 Transfer fee will be imposed on the sale/transfer of properties in Three Colonies.

Maintenance:

All roadways are maintained by Three Colony HOA.

Landscaping of all common areas is maintained by the HOA.

HOA maintenance of the town homes in Colony 1 consists of roof and outside surfaces. This maintenance excludes doors, windows and the patio area.

Maintenance of Colonies 2 and 3 properties (Patio homes) is the responsibility of the owner.

Rental Properties

Property owners of rental units relinquish their rights to use of the amenities to their tenant(s). Owners are held responsible for the actions of any tenant(s) residing in their property. **Owners may only lease their property to a tenant for a minimum lease period of twelve (12) months. Short-term and vacation rentals (Airbnb etc...) are strictly prohibited.**

For Sale/Rent Signs

Absolutely no signs may be placed in common areas of Three Colonies.

Colony 1 – One sign only may be placed in the front window of listed property.

Colony 2 & 3 – One sign only may be placed on the lawn of the listed property.