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AFFILIATED FIRM
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April 5, 2013

Re: Restrictions, Rules and Regulations of Foxboro Coventry Towns
Homeowners Association, Inc. (the "Association")

Dear Foxboro Owner:

This law firm has been asked to address some questions that have arisen at Foxboro and to explain some of the legal aspects of living in a condominium community.

As you know, Foxboro Coventry Towns ("Foxboro"), like all condominium developments, is governed by a declaration of condominium ("Declaration") that contains specific restrictions on the use of the individual condominium units and the common areas. In addition, the Declaration confers on Foxboro's management committee the ability to adopt additional rules and regulations as needed. Residents in a condominium development live in close proximity to one another. The restrictions, rules and regulations ("Rules") are necessary to allow all of the residents to enjoy the reasonable use of their individual units and the common areas without infringing on the ability of their neighbors to enjoy the same rights. Some Rules are intended to maintain the condition of the buildings and landscaping in Foxboro. Some are necessary to ensure the safety of the residents and to satisfy legal and insurance requirements. All the Rules are legally binding on every resident of Foxboro. Under the Utah Condominium Ownership Act and other applicable law, by purchasing or renting a condominium unit, you agree to be bound by all the Rules governing that unit. The Declaration and the rules and regulations are posted on the Association's website. All residents should take the time to familiarize themselves with these documents.

The vast majority of the residents at Foxboro comply with the Rules that govern the Foxboro community. Unfortunately, violations of the Rules by a few residents can cause problems for everyone. The management committee has a responsibility to all the owners to uniformly and consistently enforce the Rules. When the management committee learns that a Rule has been violated, that violation will be addressed. Some violations come to the attention of the management committee because another resident complains about the violation. Some are noted during a weekly inspection conducted by the management company. Others, including the Rules applicable to visitor parking, are monitored on a daily basis. When a violation is noted, appropriate enforcement action will be taken. That action will depend on the type of violation. If you violate a Rule, you

may be responsible for paying the costs incurred by the Association in addressing your violation.

With spring here and summer on the way, the Association wants to remind all residents of the rule that prohibits leaving bicycles and other wheeled vehicles unattended in the common areas or left in an entryway or other location where they could block access to or from a building or otherwise create a hazard. This rule was passed upon advice from the Association's insurance agent, because the insurance company considers this to be a safety issue. Failure to enforce this rule could result in an increase in the Association's insurance premiums or an inability to renew the Association's liability insurance policy.

If you receive a letter stating that you have violated a Rule, you may contact the property manager, Rockworth Companies, to discuss the violation. **PLEASE DO NOT CALL, THREATEN, OR HARASS MEMBERS OF THE MANAGEMENT COMMITTEE ABOUT A VIOLATION NOTICE.** In enforcing the Rules, the members of the management committee are performing the duties imposed on them by applicable law. They spend a significant amount of time, as unpaid volunteers, working to maintain Foxboro as a safe and attractive place to live and protecting the property values of all the owners.

The Association appreciates your cooperation in abiding by the Rules that govern Foxboro. If you have questions about any of the information in this letter, I would be happy to discuss them with you.

Very truly yours,

JONES, WALDO, HOLBROOK & McDONOUGH, P.C.

Susan B. Peterson

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