

Foxboro Coventry Towns Homeowners Association, Inc.

June 2009

Dear Foxboro Owner:

The purpose of this letter is to update Foxboro Owners with respect to the 2009-2010 insurance policy renewal; the addition of a resolution to the Rules and Regulation; the enforcement of the Pets Rules; and a request regarding the visitor parking areas on the south side of the community.

Insurance Policy Renewal – In the letter I sent you in May 2009, I informed you that although it is within the discretion of the Management Committee [“the board”] whether to obtain earthquake insurance; the board believed that, given the costs and risks involved, the Members would be involved in the decision. In the absence of a request by 75% of the Members, the board decided to include the \$10 million dollar earthquake coverage in the 2009-2010 policy. While we don’t expect you all to agree with this decision, we believe it was in the best interests of the Association to include the coverage for the Common Areas and facilities (which include the sheet rocked shell of the buildings).

Since our Declaration does provide for the application of insurance proceeds to reconstruction or the disposition of property where insurance proceeds are insufficient for reconstruction, we encourage Owners to review the information contained in Section III, Subsections (24)(25) of the Declaration [Covenants, Conditions, and Restrictions] pertaining to reconstruction. To help clarify the information, I am in the process of preparing a diagram, which details what would occur when insurance proceeds are sufficient, or insufficient for reconstruction. If anyone is interested in receiving the diagram - - please send an email to coventry-hoa@hotmail.com.

Resolution to Rules and Regulation: Section 4.7 - At a meeting of the Management Committee held on June 15, 2009, at which meeting a quorum of the Management Committee was present and voted in favor of the attached resolution [Attachment I] with respect to the collection of Assessments, if the Owner of a Unit who is leasing the Unit fails to pay any Assessment for a period of more than 60 days after it is due and payable. A copy of the resolution has also been placed under the HOA Documents section of the Association’s website.

Pet Rules - Pursuant to the Rule contained in Section III, Subsection (7)(f)(16) of the Declaration - - the Management Committee will begin sending out written warnings to Owners that, we believe, are in violation of the Rule with respect to the number of pets allowed and/or pets over 30 lbs. The warning shall: provide specifics of the alleged violation; provide the steps the Owner must be take to rectify the situation; and a time period to be in compliance with the Rule.

Although the Management Committee is cognizant of the sensitivity of this Rule, it is one that is contained in the Declaration, which all Owners agreed to when purchasing their Unit in the community. This Rule will be enforced until such time it is changed in accordance with the process defined in the Declaration.

Visitor Parking – We were recently contacted by the Bountiful Post Office regarding the challenges the mail carriers are having in delivering the mail on the south side of the community. They asked if we could have visitors refrain from parking in the spaces closest to the mailboxes to allow adequate space for the mail carriers to open the boxes. The Management Committee will be placing strips on the space closest to the mailboxes on the west side of the Common Area and ask Owners to have visitors refrain from parking in these spaces during the day.

Very truly yours,

Donald Lowry
President, Foxboro Coventry HOA
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