

Foxboro Coventry Towns Homeowners Association, Inc.

Dear Foxboro Owner:

The purpose of this letter is to remind owners of the Storage and Parking of Vehicle Rules, provide information on the Petitioning for Rules & Regulations Change and announcing Special Meetings the Management Committee will hold in preparation for the election of a new Management Committee in July 2010.

**Storage and Parking of Vehicles Rules** – The Board continues to be faced with many challenges regarding visitor parking. The parking rules and regulations, as outlined in the Rules and Regulations, Section 3.20 (p), prohibit parking by residents in visitor parking spaces. All owners have an expectation that there will be spaces available for their guests when they visit. For this reason, the Board consistently enforces the rules regarding visitor parking. In fact, the visitor parking areas are monitored daily – seven (7) days a week – at no cost to the Association. The notices that are placed on vehicles or the letters that are being sent to homeowners for an alleged violation of the visitor parking rules are merely a courtesy warning and are not required.

**Petitioning for Rules & Regulations Change** – Since the enforcement of the rules regarding visitor parking seems to be the one rule several homeowners have expressed a desire to change, I thought it would be helpful to include the process by which a rule/regulation can be considered for either a change or an Amendment to the CC&Rs (see reverse side). This process would be the same for any rule/regulation change.

**Two Years In: Preparing for the Change** – In little more than four months, the Association will be electing a new Management Committee (the “Board”). The officers and members of the current Board recently decided to make themselves available at a monthly meeting for homeowners who maybe considering serving on the Board. The purpose of the meeting will be to discuss in detail the roles and responsibilities of the Board, along with conveying the commitment a homeowner needs to make for serving on the Board. The meetings will be held from 5:30 - 6:30 pm at the clubhouse on the 3<sup>rd</sup> Monday of each month. The first meeting will be held on March 15<sup>th</sup>. The Board strongly encourages homeowners who are interested in serving on the Board to attend at least one of these meetings.

Very truly yours,

Donald Lowry  
President, Foxboro Coventry HOA  
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## **Petitioning for Rules and Regulations Change**

In accordance with the Declaration of Condominium [the "Dec"], below are the steps for petitioning for a rule/regulation change or an Amendment to the CC&Rs.

Petition - In accordance with the Rules and Regulation, Section VI, #6.2, a homeowner needs to present to the President of the Board a petition that states the particular change or changes being proposing. The homeowner needs to collect signatures of at least 10% of the homeowners on this petition and can only have one signature per homeowner (renter(s) are not considered a homeowner). Since the Rules and Regulations are not clear on the 10%, homeowners whose voting rights have been suspended are eligible to sign the petition.

Calling a Special Meeting - In accordance with the Bylaws, the Board will review the petition and "call" a Special Meeting. The Board is responsible for providing a required written notice (by U.S. Mail) to each homeowner of the meeting. The service of notice will include the purpose, date, time and place of the meeting. The notice of the meeting cannot be less than ten (10) and not more than thirty (30) days in advance of the meeting.

Requirement to Change an Amendment - In accordance with the Dec, at least 67% of ownership interest in the Common Areas (visitor parking is a Common Area) shall be required and sufficient to amend the Dec - either present at the Special Meeting or by Proxy. As provided in Article II, #4, of the Bylaws - only homeowners in "good standing" are entitled to vote. Therefore, unlike the 10% required for a petition, homeowners whose voting rights have been suspended would not be eligible to vote. Since the Dec requires a fixed percentage of homeowners to approve any action, the quorum voting as described in the Bylaws is not applicable.