

Foxboro Coventry Towns Homeowners Association, Inc.

November 2010

Dear Foxboro Owner:

The purpose of this letter is to provide Owners with the required 30-day notice of an increase to HOA fees; to remind Owners on the contracted services with respect to snow removal; and to provide information on a recently adopted Resolution to the Common Areas rule.

**HOA Fee Increase** – Effective January 2011, the monthly HOA fee will increase from \$120.00 per month to \$128.00 per month. The purpose for the increase is ensure our reserve account continues to be funded [based on the Capital Asset Table prepared last year, we are only 30% funded at the end of 2010] and to cover the cost of the mobile patrol services provided by Centurion Security, which the management committee will be entering into an agreement with shortly.

In spite of the management committee's attempt to control expenses, because of the challenges that we continue to face with respect to enforcing the visitor parking rule - a decision was made to outsource the daily monitoring / towing of vehicles in violation of the visitor parking rule. I know that the majority of Owners do adhere to the rule [Section 3.20 - Storage and Parking of Vehicles], including requesting the approval for when a visitor will be parked in the areas beyond the three (3) day rule, but because of the ramifications I personally have been subjected to when I've towed a vehicle, or placed a warning letter on a vehicle has made it necessary to outsource this service. I do want to thank those Owners that have adhered to the rule, but unfortunately, there are some Owners who just refuse to adhere to the rule.

Once the agreement with Centurion Security is finalized, a special letter will be provided to Owners regarding how the management committee, working closely with Centurion Security will enforce the visitor parking rules consistently and fairly.

**Snow Removal Services 2010-2011** – So that Owners are prepared and can plan for the upcoming winter season – below is a recap of the contracted snow removal services for the 2010 – 2011 winter.

- Removal of snow will begin at the end of any storm having at least 2" of accumulation over the entire property;
- The snow removal crew will begin to arrive within 1 hour after the storm has ended; regardless of the time. The crew will be split between the North/South side of the community;
- The entire property will be cleared within 3-5 hours depending on the amount of snow; and
- Roads will be salted as needed; and Common Areas will have ice melt applied as needed.
  - Depending on the condition of the roads – plowing/salting may be requested when a storm doesn't accumulate to 2". This service would not be covered under the existing contract and would be an extra, un-budgeted expense.

**Resolution to Common Areas Rule** – At a meeting held on Monday, November 29, 2010, the management committee adopted a Resolution to amend and restate in its entirety - Section 3.5 of the Rules and Regulations. Page two of this letter provides the new rule.

Very truly yours,

Donald Lowry  
President, Foxboro Coventry HOA  
801-499-9507

**AMENDMENT TO RULES AND REGULATIONS OF  
FOXBORO COVENTRY TOWNS HOMEOWNERS ASSOCIATION, INC.**

Section 3.5 of the Rules and Regulations is hereby amended and restated in its entirety as follows:

**Common Areas**

- a. No Owner or any other person may use the Clubhouse for any commercial or business purpose, including the sale of goods or services. No commercial activities, including sales, solicitations, or other commercial or business activities may be conducted on or from any portion of the Common Areas, including but not limited to the Foxboro Coventry Towns clubhouse (the “Clubhouse”).
- b. Application for use of the clubhouse by owners of condominium units at Foxboro Coventry Towns (each, an “Owner”) will be considered on a first come, first served basis. Only an Owner may reserve the Clubhouse – tenants may not reserve the Clubhouse. Applications for reservation must be made at least 72 hours in advance of the requested reservation date and will be subject to such conditions (including completion of an application and payment of a security deposit, as the Management Committee may impose.
- c. The maximum number of people who can be in the Clubhouse at any given time is 50. While using the Clubhouse, Owners and guests must comply with all applicable laws (including but not limited to laws regarding the serving of alcoholic beverages and city ordinances regarding noise). Children using the Clubhouse must be supervised by a responsible adult at all times. No use of the Clubhouse may violate any of the provisions of the Declaration or of the rules and regulations of the Association, including rules and regulations relating to parking. The Management Committee may impose reasonable conditions on the use of the Clubhouse. Violations of applicable law, Association rules and regulations, or any conditions imposed by the Management Committee by an Owner or the Owner’s guests while using the Clubhouse will result in a suspension of the Owner’s right to reserve the Clubhouse for a period of time to be determined by the Management Committee.
- d. The Owner reserving the Clubhouse is responsible for cleaning the Clubhouse after it is used, and the Owner must bring his/her own cleaning supplies. No cleaning supplies of the Association will be available for an Owner’s use. If an Owner or the Owner’s guests damage the clubhouse or leave it in an unacceptable condition, the Owner will be responsible for the full cost of repairs and cleaning, and shall pay such costs to the Association upon demand. If the Owner fails to do so, the amount owed shall constitute an assessment under the Declaration of Condominium of Foxboro Coventry Towns (“Declaration”), and a lien against the Owner’s condominium unit.
- e. No item may be installed or encroach on Common Areas without the express written permission of the Management Committee. This includes but is not limited to flagpoles, clothesline, signs, decks, fences, landscaping, lawn decorations and walkways. Personal items such as play equipment and lawn chairs may not be stored or left overnight on any portion of the Common Areas.
- f. Nothing shall be done or kept in, or about any Unit or the Common Areas or Limited Common Areas which may result in the cancellation of the insurance on the condominium project or an increase in the rate of such insurance, over what such rate would be but for such activity.