

Foxboro Coventry Towns Homeowners Association, Inc.

January 25, 2010

Dear Foxboro Owner:

The purpose of this letter is to reemphasize the Pet Rules, specifically, cleaning up feces in the Common Areas; provide information on the right of the Association to recover attorneys' fees incurred by it in its attempts to collect amounts owed by Owners, and to clarify the policy with respect to the clubhouse amenities.

**Pet Rules-** The board has started to receive complaints again about feces not being cleaned up in the Common Areas. Last spring, we informed Owners that if this situation didn't improve, that additional expenses would be incurred by the Association to clean up the Common Areas. Again, we remind Owners that to avoid the Association from incurring additional expenses, feces must be cleaned up immediately by the responsible party.

**Recovering Attorneys' Fees** – The law firm representing our Association has received several calls from Foxboro Owners questioning the legal fees arising from the Association's efforts to collect unpaid assessments. The right of the Association to recover attorneys' fees in its attempts to collect amounts owed by a homeowner is provided by the Utah Condominium Ownership Act Section 57-8-(20)(2)(b). In addition, when purchasing your condominium, you deemed to have agreed to be bound by all the terms and provisions of the recorded declaration of condominium for Foxboro Coventry Towns ("Declaration"). Article III, Section 41 of the Declaration provides that the Association may recover attorneys' fees incurred in efforts to collect unpaid assessments and other charges authorized by the Declaration.

To avoid these fees, which could be substantial depending on the collections efforts pursued by the Association, Owners should stay current with their monthly assessments.

**Clubhouse Amenities** – Between December 21<sup>st</sup> and December 25<sup>th</sup> – six (6) of the folding chairs in the clubhouse were removed. As of the date of this letter, the chairs have not been returned. The folding tables and chairs are not to be removed from the clubhouse for personal use; but rather are there to be used by the Owners when reserving the clubhouse for functions, or when member meetings are held. The board would appreciate it if whoever took the chairs, that they return them immediately, so that Owners who are, or plan to reserve the clubhouse have adequate chairs for their guests.

Very truly yours,

Donald Lowry  
President, Foxboro Coventry HOA  
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