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AFFILIATED FIRM
LEAR & LEAR LLP

August 26, 2011

Re: Foxboro Coventry Towns Homeowners Association, Inc. (the "Association")

Dear Foxboro Owner:

This law firm has been asked to address a few ongoing issues at the Foxboro Coventry Towns Condominiums. The purpose of this letter is to provide information regarding those issues.

- Dogs over 30 Pounds.** As you may know, the Declaration of Condominium for Foxboro Coventry Towns (the "Declaration") prohibits owners from keeping dogs or other pets which, as adults, can reasonably be expected to weigh more than 30 pounds. Large dogs are very destructive to the landscaping at Foxboro and can be intimidating to some of the residents. Exceptions to the prohibition against dogs over 30 pounds will be made only for those dogs that were previously grandfathered in, and as otherwise required under the Fair Housing Act and the Americans with Disabilities Act. Unfortunately, the Association has noted a number of dogs in violation of this prohibition. Accordingly, any owner who has a dog that weighs more than 30 pounds and who has not given the Association the documentation necessary to establish an exemption will receive a letter from the Association requesting that the owner make arrangements for the dog to live elsewhere within thirty (30) days. If the owner does not comply with the request, the Association will resort to legal action and obtain a court order requiring the owner to remove the dog. In accordance with the Declaration and the Utah Condominium Ownership Act, the offending owner will be required to pay the Association's legal fees.
- Automatic Debit and Monthly Statements.** The Association has in the past sent monthly assessment statements to every owner, even those whose assessments were being paid by an automatic electronic debit to a bank account. Beginning with the October 1, 2011 statement and continuing thereafter, owners whose assessments are paid by automatic debit will no longer receive a monthly statement in the mail. In addition, the Association will provide a statement by email to every owner who provides an email address to the Association. Both these measures will save the Association the expense of printing and mailing statements.
- Upcoming Concrete Work.** As you may have noticed, some of the sidewalks and driveways at Foxboro Condominiums need to be replaced, due apparently to defects in the original construction. The Association has engaged a contractor who will be replacing and repairing concrete over a period of time. A schedule showing where concrete work will be

done and when will be posted on the Association's website (foxborocoventry.com.) when it is available. Cement trucks and other construction vehicles and equipment will be operating in Foxboro while concrete work is underway. Please take reasonable safety precautions by avoiding the worksites to the extent possible, and by keeping children well away from the worksites.

4. **Costs of Violations of the Governing Documents.** When the Association notes violations of the Declaration or the Rules and Regulations governing Foxboro ("Governing Documents"), it sends notice to the owner or resident violating the Governing Documents. A cost is associated with this process. In order to cover this cost, beginning in September, 2011, if the Association sends a letter or other notice regarding a violation of the Governing Documents, the Association will charge the owner to whom the letter or notice is sent \$5.00. This charge will constitute an assessment under the Declaration, and will be added to the amount owed by that owner. Failure to pay the \$5.00 charge will be treated by the Association in the same manner as a failure to pay a regular monthly assessment.

The Association appreciates your cooperation in abiding by the rules and restrictions that help make Foxboro a pleasant place to live. Should you have questions about the issues addressed in this letter, please feel free to contact me or any member of the Association's board of directors.

Very truly yours,

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

Susan B. Peterson
by *bj*

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