

FOX RUN CONDOMINIUM OWNERS ASSOCIATION
201 Wellborn Road
College Station, TX 77840
(979) 696-4464

January 1, 2008

Dear Members of the Fox Run Condominium Owners Association;

This letter is to inform you that our Fox Run "Rules and Regulations" document was revised at the December 15, 2007, Board of Directors. A copy of the revised document is enclosed and copies will be delivered directly to the residents at Fox Run.

The primary change in our "Rules and Regulations" is to the policy and fines regarding barbeques. Despite having numerous reminders in our newsletters, and sending out violation notices to owners and residents, we are still finding barbeques, smokers and other items on balconies, patios, front porches, storage closets and other areas of the property. This is a serious fire hazard which poses a threat to our buildings and residents and cannot be tolerated.

Last year, the Association addressed this problem by installing a community BBQ grill by the swimming pool (and is considering adding additional grills in the future). Owners and residents were informed to use self-lighting charcoal, as the storing of lighter fluid is not allowed under the Association rules.

Unfortunately, this problem still persists. Therefore, effective immediately a violation of the Association rules (see rule 4.5) is subject to the following fine schedule:

1. First offense – a written warning
2. Second offense - \$500 fine.
3. Third and any subsequent offences - \$1,000 fine.

An owner has 14 days to remove the item(s) from the Fox Run property. If a violation occurs again within 12 months of the previous violation, the next level of fine will be immediately assessed to the owner. Additionally, the Association reserves the right to remove any of these items, at the owner's expense, if it appears to pose an immediate fire hazard.

Owners, please consider the possible legal ramifications to you if you or your resident causes a building fire resulting in property damage, injury or death to others. Also, consider the effect on future insurance rates (and availability) for our Association, which is already the single most costly item in the Association budget.

Thank you for your support.

Fox Run Condominium Owners Association Board of Directors