

FOX HILL SUBDIVISION I

A Covenant-Protected Community in Longmont, Colorado

Board of Directors for the Fox Hill Homeowners' Association, Inc.

September 2018

Re: Fox Hill I Covenants

Dear Homeowner:

The Fox Hill Board of Directors wants to welcome you to the neighborhood and provide information on our covenants.

The original Declaration of Protective Covenants for Fox Hill was first recorded by the developer in 1973 and has been amended three times by the homeowners in 1984, 1994 and 2015. The covenants benefit and bind all homeowners in the subdivision with respect to the matters set forth in the covenants.

The Board is charged by law and under the covenants with preserving and enhancing the character and qualities that have made our subdivision one of the premier residential communities in Longmont for over 40 years. The Board does this through the prior approval process set forth in the covenants. Homeowners in our subdivision expect the Board to perform this work on their behalf.

Among the more frequent questions are those related to following matters:

Changes in Exterior Appearances, Fences, Solar/Wind, Outbuildings

All plans for remodeling or changing an existing structure which would alter the exterior appearance of such structure in any way and all plans for the construction or installation of any residence or appurtenant structure, shall be approved in writing by the Board prior to the commencement of work. Appurtenant structures consist generally of any installation, addition or other change for which these Protective Covenants require prior Board approval, including but not limited to, alternative energy devices of any kind, outbuildings, animal structures, storage buildings, fences, and walls. (Arts. 5.0 and 5.1)

Roofing

All roofs shall be constructed of cedar shakes or of alternative roofing materials which, in the discretion of the Board, are of at least comparable quality, and are

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substantially similar in color, dimensions and appearance to cedar shakes. Cedar shakes will not be approved for any new roofing project. Alternative roofing materials shall not be installed until the advance written approval of the Board has been granted pursuant to procedures and guidelines established by the Board. (Art. 2.6)

Lot Maintenance, Vehicles & Screening

Each owner and occupant of a lot (including lessees and renters) is responsible for the maintenance and repair of the lot and, if necessary, replacement of improvements on the lot. The landscaping of each lot shall be maintained in a neat, attractive, sightly and well-kept condition, which shall include lawns mowed, hedges, shrubs and trees pruned and trimmed, adequate watering, replacement or removal of dead, diseased or unsightly materials, and removal of weeds and debris. Large objects such as boats, truck mounted campers, trailers or trucks shall not be maintained, stored or parked on said lots unless enclosed or screened from view of streets or neighboring lots. (Arts. 2.0, 2.12, 2.14)

Leasing and Occupancy

Occupancies and rentals in excess of 72 hours require prior written permission from the Board. Owners are required to provide tenants with copies of the current Protective Covenants. However, the owner's failure to so provide the Protective Covenants shall not impair or restrict the ability of the Association to enforce these Protective Covenants against any renter or occupant of the concerned lot. (Art. 4.0)

While it has seldom been necessary, the Board on behalf of the Association has statutory authority to sue to enforce covenants on matters affecting the subdivision.

Our website: www.foxhillhoa.com has a copy of the covenants, along with contact information for the Board, and other information about the Fox Hills Homeowners Association. Annual dues for the Association were raised from \$50.00 to \$100.00 during the September 2018 Annual meeting and are due in December. The mailing address to send dues and other mail is on the website.

We hope you'll join us in maintaining our neighborhood as a great place to live.

Thank you.

The Fox Hill Board of Directors