

**Fox Meadow Association Previously Established By-Law Responsibilities**  
**Approved July 12<sup>th</sup>, 2012**

| Item                                     | Member Responsible for:                                                                                                                                                                                                                                                                                                                                                           | Association Responsible for:                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                 |
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| <b>Landscaping</b>                       | <ul style="list-style-type: none"> <li>♦ The overall landscaping around their unit. They thus have the opportunity to personalize (with prior approval from the Board of Directors) with shrubs, flowers and gardens.</li> <li>♦ Weeding, trimming and maintenance of bushes/shrubs.</li> <li>♦ Applying bark mulch to their landscaping at their expense, if desired.</li> </ul> | <ul style="list-style-type: none"> <li>♦ Landscaping of the common areas as well as lawn care which includes mowing and lawn treatments.</li> </ul>                                                                                                                                                                                                                                                                           |                                                                                                                                                         |
| <b>Roads</b>                             | <ul style="list-style-type: none"> <li>♦ Removal of snow by the garage where the plow cannot reach and from the decks/ steps of their unit.</li> </ul>                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>♦ Maintains the private roads within the complex and provides for sealing and repair of the roads.</li> <li>♦ The lampposts, lights and electricity for the lights are provided for by the association.</li> <li>♦ The condominium association is also responsible for snow removal of the private roads within the complex and for the removal of snow from the driveways.</li> </ul> |                                                                                                                                                         |
| <b>Painting</b>                          | <ul style="list-style-type: none"> <li>♦ N/A</li> </ul>                                                                                                                                                                                                                                                                                                                           | Exterior painting on an interval basis - 2010: 1, 2, 9; 2011: 7, 8, 12, 2012: 4, 10, 11, 2013: 3, 5, 6.                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>♦ Owners may choose the color for the deck and steps with prior approval from the Board of Directors.</li> </ul> |
| <b>Roofs</b>                             | <ul style="list-style-type: none"> <li>♦ N/A</li> </ul>                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>♦ Maintenance and repair of the unit roofs</li> </ul>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                         |
| <b>Windows / Doors</b>                   | <ul style="list-style-type: none"> <li>♦ 100% <b>replacement</b> cost, excluding garage doors</li> <li>♦ Garage doors replacement = 50% member / 50% association. Garage door repairs = 100% member responsibility.</li> </ul>                                                                                                                                                    | <ul style="list-style-type: none"> <li>♦ Limited to garage door <b>replacement</b> at 50%, member paying remaining 50%.</li> </ul>                                                                                                                                                                                                                                                                                            |                                                                                                                                                         |
| <b>Chimneys</b>                          | <ul style="list-style-type: none"> <li>♦ Association asks members to clean their chimney once per year if they are currently using or plan to use their fireplace</li> </ul>                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>♦ N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |
| <b>Water / Sewerage Disposal Systems</b> | <ul style="list-style-type: none"> <li>♦ N/A</li> </ul>                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>♦ Maintenance, operation, and replacement of these systems as they are common for all units.</li> </ul>                                                                                                                                                                                                                                                                                |                                                                                                                                                         |
| <b>Owner</b>                             | <ul style="list-style-type: none"> <li>♦ Maintenance (painting, upkeep, etc.) of any</li> </ul>                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>♦ N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                       | Currently the following                                                                                                                                 |

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| <b>Improvements</b> | exterior additions to the Units original construction.                                                                                                          |                                                                                                                                                           | units have homeowner additions to them:<br><br># 5 – Small fence in backyard<br># 4 – Walkway and patio in backyard<br># 9 – Fence in backyard and walkway around house |
| <b>Trash</b>        | ♦ N/A                                                                                                                                                           | ♦ Providing a trash receptacle on the property and for removal of trash from the receptacle.                                                              |                                                                                                                                                                         |
| <b>Insurance</b>    | ♦ Obtaining insurance for their benefit and at their own expense for personal property and interior structure to – but not including - studs and exterior face. | ♦ Maintaining a master insurance policy for the complex, owners should obtain insurance for their benefit and at their own expense for personal property. |                                                                                                                                                                         |

**Fox Meadow Association Previously Established By-Law Policies**

| <b>Item</b>               | <b>Requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Comment</b> |
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| <b>Driveways</b>          | <ul style="list-style-type: none"> <li>♦ Driveways are reserved for registered vehicles only.</li> <li>♦ Trailers, recreational vehicles or any other storage type vehicles/ trailers are not allowed parked in driveways (they must be garaged); otherwise not allowed on the property.</li> <li>♦ If a homeowner is engaging in a remodel job and requires a dumpster, written notice must be submitted to the Board of Directors with notice of how long the dumpster will be parked in the driveway.</li> <li>♦ There is no parking at any time on the lawns.</li> </ul>                        |                |
| <b>Buyer Transfer Fee</b> | ♦ \$500 is due upon the sale of any condominium unit in the association; payable to Fox Meadow Condominium Association and is due at closing. This fee will be placed directly into the major maintenance reserve fund.                                                                                                                                                                                                                                                                                                                                                                             |                |
| <b>Dues</b>               | <ul style="list-style-type: none"> <li>♦ Current monthly dues are \$300 per month payable to Fox Meadow Condominium Association and due on the first of each month.</li> <li>♦ Based on past difficulties in collecting dues with rental properties the board requires 6 months upfront when renting a property. Regardless of agreement with renters or property managers it is the homeowner who is responsible for timely payment of dues.</li> <li>♦ There is an association mailbox located near the unit mail boxes on the “Outgoing Mail” post. Dues are to be placed in the box.</li> </ul> |                |
| <b>Signage</b>            | ♦ When selling a property no for sale signs are to be posted. Questions about property for sale should be directed to the agent. Agents are not to give out board member phone numbers without prior permission.                                                                                                                                                                                                                                                                                                                                                                                    |                |

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| <b>Trash</b>               | <ul style="list-style-type: none"> <li>♦ Garbage is to be disposed of in the dumpster. If the dumpster is full please leave garbage in house or garages; not outside of houses.</li> <li>♦ Any boxes thrown in dumpster are to be broken down to save space.</li> </ul> |  |
| <b>Special Assessments</b> | <ul style="list-style-type: none"> <li>♦ Are issued to defray the cost of common expenses; will be shared equally amongst the 12 unit owners.</li> </ul>                                                                                                                |  |

### **Fox Meadow Association Proposed By-Law Responsibilities**

| Item                                        | Member Responsible for:                           | Association Responsible for:                                                                            | Comment               |
|---------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Irrigation</b>                           | ♦ Sprinkler heads only.                           | ♦ Landscaper fees for spring turn on and fall turn off / winterization.                                 | ✓ Accepted & Approved |
| <b>Fall Leaf Removal</b>                    | ♦ N/A                                             | ♦ Year end leaf removal; task is to be included in the Landscaping Service Provider's Statement of Work | ✓ Accepted & Approved |
| <b>Fertilizer / Tick &amp; Grub Control</b> | ♦ N/A                                             | ♦ Yearly treatment of common land.                                                                      | ✓ Accepted & approved |
| <b>Septic Pump outs</b>                     | ♦ N/A                                             | ♦ Regularly scheduled pump out of 4000 gal. tank.                                                       | ✓ Approved            |
| <b>Water</b>                                | ♦ Testing for and mitigation against: radon, etc. | ♦ N/A                                                                                                   |                       |

### **Fox Meadow Association Proposed By-Law Policies**

| Item                         | Requirement                                                                                                                                                                                                                                                         | Comment  |
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| <b>Trash</b>                 | ♦ No non-residential trash shall be disposed of within the dumpster.                                                                                                                                                                                                | ✓ Agreed |
| <b>Snow Melt Application</b> | ♦ No salt on common roads but homeowners may salt their areas.                                                                                                                                                                                                      | ✓ Agreed |
| <b>Fences</b>                | ♦ No new homeowner fences are allowed to be installed.<br>♦ Those that are currently in the community are to be maintained by respective homeowners. Fences that are not maintained by homeowner will be subject to an individual homeowner assessment for repairs. | ✓ Agreed |
| <b>Service Provider</b>      | ♦ Only the board can commit association funds for maintenance, repair, etc. of an association item. As such, no individual member can authorize a service provider to start work until he/she has received approval from the board.                                 | ✓ Agreed |
| <b>Play Sets</b>             | ♦ No play sets are authorized on Fox Meadow property.                                                                                                                                                                                                               | ✓ Agreed |
| <b>Home Businesses</b>       | ♦ Only those home businesses are allowed that do not involve employees / customer traffic. (Refer to the non-residential trash clause under Trash section as well.)                                                                                                 | ✓ Agreed |
| <b>Pets</b>                  | ♦ Pets must not be allowed to be outside and on 'unsupervised run'. Pet waste removal is also owner responsibility at the time of fouling.                                                                                                                          | ✓ Agreed |
| <b>Signage</b>               | ♦ No open house signs at front of property without board approval. (Addition to current signage policy.)                                                                                                                                                            | ✓ Agreed |

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| <b>Satellite Dishes</b>   | ♦ It is requested that either discrete placement of the dish and/or the use of fake landscape rock structures as camouflage are considered to preserve the aesthetic nature of our community. | ✓ Agreed |
| <b>Yard Sales</b>         | ♦ No individual yard sales in the community. At the board's discretion, a full association yard sale may be considered.                                                                       | ✓ Agreed |
| <b>Owner Improvements</b> | ♦ Not to be done without prior approval of the BOD. As stated in the existing by-laws, on-going maintenance of any approved homeowner improvements is homeowner responsibility.               | ✓ Agreed |