

**FOX RUN MAINTENANCE ASSOCIATION, INC.**

P.O. Box 272, Palm City, Florida 34991

At a recent meeting of the Board of Directors of the Fox Run Maintenance Association, Inc., members of the Architectural Review Committee were chosen pursuant to the Fox Run Homeowners' Association By-Laws. Our mission is to have a safe and attractive neighborhood for our families. Rather than send out individual letters citing non-compliance with the Association By-Laws, we are sending this friendly reminder that exterior maintenance is every homeowners' responsibility. We feel confident that residents will resolve any issues immediately and that ongoing maintenance will enhance property values for all of our residents.

If you are in the process of or planning any remodeling projects, please submit your plans to the Board for prior approval. In order to assist any of our residents with areas of non-compliance, the following is a list of the most common problems and issues for neglecting routine maintenance:

- **Home/Structure** – Fix garage doors, repair wood rot, remove iron stains, clean exteriors to remove mold, clean or repaint as needed. Only one (not two) color of paint on one house wall is acceptable. Changes of existing color (including roofs) are to be approved by the Board. The appearance of a neglected home is not acceptable.
- **Other Structures** – Outside storage cabinets that are visible from the street are required to be attached to the house and painted the same color. Air conditioning units should be camouflaged by foliage or fencing. Mailboxes need to be maintained.
- **Gutters, Downspouts, and Soffits** – Repair or replace as needed.
- **Roofs** – Clean, repair, or replace as needed.
- **Walkways/Driveways** – Remove weeds and iron stains, repair cracks, and de-mold. Painting, repair, replacement may be needed.
- **Waste Containers** should be stored shielded from view. Containers are to be retrieved same day after pickup.
- **Screen Enclosure/Fences** – Repair or replace as needed.
- **Yard** – No parking on grass, clean up and remove debris. Lawn are to be kept in a sod like appearance.
- **Prohibited Parking** – The By-Laws prohibit the parking of any boats, trailers, or unregistered vehicles in any front yard and/or driveway. Overnight on street parking by residents is prohibited.

We expect everyone will adhere to the standards set by our community as well as our By-Laws. The Architectural Review Committee will schedule future walk-arounds to ensure that any areas of concern have been corrected.

HOA covenants and rules maybe viewed and downloaded at the Fox Run website:

[www.foxrun-hoa.com](http://www.foxrun-hoa.com)

Thank you for making our community a better place to live.

Sincerely,

Architectural Review Commitee