**Proposed Amendments to be voted on by Fox Run Home Owners Members:**

Based on voting preferences during the HOA meeting on March 18, 2011, three amendments to the existing HOA regulations have been drafted. The changes are italicized.

**1. Section III, paragraph 15 titled, "Fence, Lawn, and Walls"**

*No fence or wall shall be constructed or allowed to remain nearer the street than at the rear corner of the dwelling. The ACC committee may only approve exceptions of fences to the rear corner of the dwelling, if the orientation of the front of the house is not parallel to the front property line. Exceptions for the fence shall not be nearer the front street than the midpoint of the side length of the dwelling. Exceptions for the fence shall run from the dwelling parallel to the front property line or at an angle in which the fence run shall not be nearer the front street than the starting point from the dwelling. All exceptions closer to the street than the rear corner of the dwelling shall be constructed of black wrought iron or black decorative aluminum fence material. No wooden fences shall be allowed that are nearer the street than the rear corner of the dwelling. Fence or wall materials and height must be approved by the ACC committee*.

**2. Section III, paragraph 5, titled, "Outbuildings"**

No garage, carport, basement, outbuilding, shack, barn, tent, trailer, kennel, pen, pet run, swimming pool, cabana, gazebo, greenhouse, storage building, or temporary structure placed or maintained on any Lot shall at any time be used or occupied as a residence, either temporarily or permanently without Committee consent. No dwelling on any Lot shall be occupied while in the course of construction until it shall comply with all the conditions set forth herein.

*No Outbuildings shall be located nearer than fifty (50) feet to the front property line, nor nearer than twenty (20) feet to any interior side lot line, nor nearer than thirty (30) feet to any side street line. Rear outbuilding setback will be no less than five (5) feet from the rear property line for all lots with the exception of the following lots: 6, 18, 19, 25, 26. For these interior lots, (6, 18, 19, 25, 26) whose back property line abuts another Fox Run lot, the rear outbuilding setback will be no less than 10 feet from the rear property line* ***and*** *must be screened from view of the adjacent property with landscaping approved by the ACC.*

**2a. Section III, paragraph 2, titled, "Location of Building on Lot"**

In conjunction with the change to Section III, paragraph 5 noted above; the second sentence of Section III, paragraph 2 needs to be changed to delete the words “or other structure”.

**3. Section V, add new paragraph 11, titled “Assessment of Fines”**

*Should an Owner violate any of the Restrictions they will receive a letter from the Committee identifying the violation and requesting the Owner remedy the violation within 15 days (or such shorter period as may be required in any such notice). In the event that the Owner does not remedy the violation, they will receive a second letter from the Committee identifying the violation and requesting the Owner remedy the violation within 15 days (or such shorter period as may be required in any such notice). In the event that the Owner still does not remedy the violation, they will receive a third and final letter which will be sent via certified mail (the cost of which will be incurred by the Owner) from the Committee informing the Owner as of the date of this letter the Owner will begin accruing a $25 per day fee for each day that the violation remains on the premises, and will state that once the amount of the fine reaches $2,500 a lien will be filed on the property on behalf of the Fox Run Owners Association.*