



Foxe Chase

20283 State Road 7, Suite 219, Boca Raton, Florida 33498

Tel: 561-293-3612

WELCOME TO FOXE CHASE!

The in-person interview is to welcome and introduce new purchasers to the Property Owners Association and respond to questions, concerns, and other information which will help a new owner in the community understand the responsibilities of the Association and the facilities, including the maintenance responsibilities of individual owners and common area property maintained by the Association. An in-person interview is also required for tenants.

Some of the rules and information are based on the covenants of the Property Owners Association and others are based on day-to-day rules of the Association.

All new purchasers and vacant lot owners (if applicable) are requested to submit an application to the Association with a non-refundable fee in the amount of \$100 for the application and non-refundable **\$1,000** capital contribution. At the time of the interview, all paperwork is processed and the purchaser should have received a copy of the Association documents and should have taken the time to review them in their entirety. This process is important to the community as the homeowner is ultimately responsible for the conduct of the members of his family, guests, and children while visiting or residing in the community. For tenants, a \$100 non-refundable application fee must be submitted along with a \$1,000 deposit to the Foxe Chase Property Owners Association.

All homeowners and tenants shall be subject to the same regulations, conditions, and restrictions of the Association.

Vacant lot owners (if applicable) should be sure they have received their construction guideline package prior to starting any type of building or lot clearing. These documents are very detailed and must be filed with the Association and ARB for proper review and acceptance.

Move-In

Please note that the speed limit in the community is **20 mph**. We ask that you take the responsibility for notifying family members and guests of this information and kindly abide by the speed limit.

Large Trucks — Semi trucks 40 feet or over have a very hard time entering and exiting the community and will not be permitted inside the gates. Trucks over 40' must park on Germantown Road when loading and unloading. This includes moving trucks.

As a condition for construction trucks to enter the community, the homeowner and contractor are jointly and severally responsible for any damage to any of the Foxe Chase property. Parties must agree that Foxe Chase Security personnel and management will determine the extent of damage. Property Management will request the signature from the homeowner and the business entering the community.

Please obtain car stickers from the Property Management Office.

Guard House

The Guard House phone number is (561) 495-0383.

The Guard House address is 16120 Bridlewood Drive.

Guests

Guest passes are available from the guards. Rules regarding entrance to the community are strictly adhered to. If prior notice is not given to the guards for visitors to enter they will be denied entrance to the community. The Board of Directors and individuals residing in the community mandate this. Security is an important issue with the Association. Please take time to speak with the guards to review all services they provide. A copy of the Standard Operating Procedure for Foxe Chase is available by request from the Property Management Office.

Pets

All pets need to be registered with the Property Management Office. Dogs must be on leashes at all times and owners must clean up after their pets. Please keep dogs off the landscaping in the islands.

Vendors

Vendors are permitted on the property when they are on the vendor access list or authorized by the resident. Vendors are to conduct business only during the following days and times:

Monday thru Friday	7:30 a.m. to 6:00 p.m.
Saturday	7:30 a.m. to 6:00 p.m.
Sunday	No vendors or commercial vehicles allowed, Emergencies only. This includes moving vans for property owners moving into the community.

Note: *No work of any nature or delivery of any kind will be permitted on a Sunday or on national holidays. No exceptions to this rule will be permitted.*

LARGE PARTIES

It is beneficial to alert the Property Management Office of large parties and to speak to a security officer to prepare for valet or alternate parking. This avoids any damage to common or neighbors' property. Please plan ahead if you need deliveries of tables, chairs, etc. for Sunday parties. Deliveries should be made the day before if possible, and pickup should be scheduled for the following weekday. Deliveries are not allowed on Sunday without prior approval from the Property Management company.

MAINTENANCE

The maintenance and operation of the common areas shall be the responsibility of the Association.

MAINTENANCE FEES

Maintenance fees are due on the first day of each quarter (Jan, Apr, Jul & Oct). Prompt payments are greatly appreciated; a \$200 late fee will be charged for any payment received after the 15th. Property owners will receive a copy of the approved budget.

INSURANCE

All Association insurance coverage is provided by Weekes & Callaway, Inc. Contact the property manager if additional information is required.

BOARD MEETINGS

Notices of monthly Board of Directors meetings are posted at the gatehouse. The annual general meeting (AGM) is held in February.

ARCHITECTURAL REVIEW BOARD (ARB)

Notices of ARB meetings are posted at the gatehouse.

All exterior modifications must be approved in writing by the ARB prior to the start of any work. A refundable security deposit may be required.

The trimming of all trees should be under the supervision of an arborist, and under no circumstances should any trees be "hat racked."

TREES and LANDSCAPING

No tree(s) shall be cut down or otherwise removed or destroyed without the prior express written consent of the ARB.

No landscaping shall be removed without prior express written consent of the ARB. All requests for removal should include a detailed landscaping plan for the replacement of trees and landscaping.

Please read the ARB Rules and Regulations for more detailed information before starting any remodeling or landscaping projects.

TRASH COLLECTION

Trash and recycle pick up is scheduled by SWA on Wednesday and Saturday. Heavy trash pickup is scheduled for Saturday. Trash may be put out the evening prior to pick up. Homeowners hiring a contractor are responsible to notify the contractor that the contractor providing service must remove debris and vegetation. Vegetation is not permitted to be left in the front of the home for any reason, for any period of time, which has been created by lawn service companies or tree companies. This request is strictly adhered to.

SWA can be reached at 561-697-2700.

BOATS AND MOTOR VEHICLES

No boats, recreational vehicles, or other motor vehicles shall be parked or stored upon any lot, except within a building where it is totally isolated from view. No boats, canoes, kayaks, floats, or other items may be tied or stored on docks and should be totally isolated from view. Motor boats are not permitted on the lake.

PROPERTY MAINTENANCE

No weeds, underbrush, or other unsightly growth as determined in the sole and exclusive determination of the Board of Directors shall be permitted to grow or remain on any lot. Regular cleaning and maintaining of home, including roof and driveway, is required. Irrigated sod is required. Landscaping debris may not be placed on top of drainage grates.

HURRICANE ALERT

In the event of a hurricane alert, the owner must secure all materials, which could be lifted by high winds of hurricane force. Any materials that cannot be safely moved inside an enclosed structure must be removed, including construction materials, dumpsters, portable toilets.

PROPERTY MANAGEMENT

We would like to take this opportunity to introduce *Superior Association Management*, the management company responsible for providing Association Management Services to the Foxe Chase Property Owners Association. The goal of the Board and Property Management is to enhance the appearance while at the same time increase property values. These goals are achieved by hard work and the cooperation of you as a homeowner.

Office hours are from 9:00 am to 5:00 pm Monday thru Friday.

Office: **561-293-3612**

20283 State Road 7, Suite 219, Boca Raton, FL 33498

Email: sheri@superiormgmt.net

For an emergency, please press 0.

Please ensure you have a copy of the Association's Documents. Superior Association Management is responsible for enforcing these regulations; therefore, we strongly urge you to review these documents in their entirety in order to understand your rights and responsibilities as a homeowner or tenant in the Foxe Chase community.

Disclosure

The statements contained herein are only a summary of the regulations. A prospective purchaser or homeowner should refer to all Association documents and exhibits of the Foxe Chase Property Owners Association and all ARB guidelines.

Signature

Date

Homeowner acknowledges receipt of Rules and Regulations, fully understands them, and agrees to abide by said Rules and Regulations.