



**FOX HOLLOW VILLAGE
PROPERTY OWNERS
ASSOCIATION, INC.**

T0: New Fox Hollow Residents
From: Sharon Ziemba, President
Subject: Welcome to New Residents of Fox Hollow

I welcome you on behalf of our community. We are delighted to have you choose Fox Hollow Village as your place of residence and trust that you will enjoy living here. We are a deed restricted community which means that there are rules and regulations by which we govern ourselves. The fact that we are a deed restricted community does not mean we are a 55+ retirement community. Although we have our fair share of retirees who live here, we also open our village to young singles and couples as well as growing families with children to live here.

You will be receiving some information about our governing documents which includes our By-Laws, Declaration of Covenants, and Architectural Control Standards (ACS). If you have computer skills to retrieve documents from the internet, we ask that you bookmark the Meadowcrest website to be able to always retrieve the most current versions of needed forms and documents when you need them. If you request we can provide you free of charge with one printed copy of the most recent version of these specific documents shortly after your welcome visit. For any future copies of these documents you will be charged a nominal fee to cover copier and mailing costs. On the attached acknowledgement form let us know if you choose to have a printed copy or not. Regardless of whichever way you receive the documents you will be asked by the Welcome Committee representative to sign and date an acknowledgment form. It is the responsibility of residents to be familiar with the Fox Hollow governing documents and the ACS.¹

Here are some tips on how best to acclimate yourself to your new neighborhood:

First, I strongly encourage you to **get to know our governing documents**. The sooner that you familiarize yourself with these documents the better. It will be well worth your time and effort. Your Welcome Committee representatives will be reviewing with you a portion of the rules & regulations that most new homeowners will want to know about immediately.

Second, we expect homeowners to **abide by our governing documents**. If you have questions, please ask a Board member. We would be most happy to help clarify any issues.

Third, **don't take it personal if you get a violations letter**. Even with the best intent sometimes we find ourselves in a situation that is in violation to one of our governing

¹ Fox Hollow governing documents can be found on the website at www.meadowcrestvillages.org. Click on "Fox Hollow" and then click on "Fox Hollow Documents". The governing documents are accessed from there. You may read and/or download the documents.

documents. I know it has happened to me more than once and will probably happen to me again. We are required by our own governing documents and Florida State law to communicate violations in writing by US mail. Just remember that we all are working towards the same goal – keeping our community beautiful, safe, and in harmony. The best thing you can do if you receive a violations letter is to contact our Property Management Team (Dora Steed or Cindy Woods at Parklane Real Estate Services) and indicate how you plan to become compliant to the covenants and standards. You might ask what your options are. Dora and Cindy are respectful and most helpful.

Fourth, **become involved in our community**. One thing that sets us apart from many other property owner associations is that we have very reasonable monthly assessments. You get a lot of value for your money. Want to know why that is? It is because we rely upon many helpful volunteers to govern, maintain, and manage our village. In your welcome packet you will find a list of village officers and committees. All are volunteers. That says a lot for a village doesn't it? There are many ways you can get involved too. We need you! So speak to a Board member and we will help match up your skills to a volunteer opportunity. I guarantee you will make new friends quickly. If you can't volunteer you can still be involved by staying informed by reading the News & Views, watching the Community Channel periodically, getting updated via the Meadowcrest website, and by attending Board meetings. An informed neighbor is always a treasure as you will find out.

So I will end this letter with saying congratulations to you for choosing to live here in one of the best communities around. You made a very wise choice. We hope to see you out and about.



Sharon Ziemba

Sharon Ziemba
President, Fox Hollow Village Property Owners Association, Inc.

ACKNOWLEDGMENT PERTAINING TO FOX HOLLOW VILLAGE GOVERNING DOCUMENTS & SUPPORTING DOCUMENTS

I hereby indicate with my name and signature the following:

1. Check one box:

I feel comfortable accessing the Fox Hollow documents specified below through my computer or smart devices.

I request a printed of the following Fox Hollow Village documents:

- a. Declaration of Covenants
- b. By-Laws
- c. Architectural Control Standards

2. I understand that it is my responsibility for me and others living in this household to have a good understanding of the content of these documents.

3. I understand that it is my responsibility to assure that I and others living in this household, permanently or temporarily, abide by the rules & regulations set forth in these documents.

Resident Name: _____ (PRINT)

Resident Signature: _____ (SIGN)

Date of Signature: _____ (PRINT)

Witnessed By: _____ (PRINT)

Check one box:

I am the owner of this property

I am renting this property