



VIALFOTHERINGHAM^{LLP}
LAWYERS

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U7083-001

Elk Run at Pinebrook IV Homeowner Association Members

Re: Roof and Exterior Building Surface Requirements at Elk Run at Pinebrook IV

Dear Association Member,

As you may know, the Association is responsible for the exterior maintenance of your buildings as stated in the Declaration for Elk Run at Pinebrook IV and as summarized in the Responsibility Matrix which is attached.

This letter is being sent to all Association members as a reminder that **nothing may be attached, mounted, or placed upon the roofs and/or exterior walls, without first receiving prior written authorization from the Board of Directors.** This includes, but is not limited to, the installation of communication devices such as: satellite dishes, internet antennas, and so forth.

Any such request must be in writing and delivered to a member of the Board of Directors at least thirty (30) days before the project may commence. The request must include at least the following: (1) name, unit address, and phone number of the member making the request; (2) the purpose and nature of the request; (3) the proposed location of the device; (4) the anticipated date of installation; (5) acknowledgement that you will be responsible to pay for the repairs for any damage done to the building; and (6) the name and phone number of the person/contractor who will be performing the work.

Failure to obtain prior written authorization will result in: (1) the levying of a fine of \$125 that will accrue weekly until compliance occurs (as provided in Utah Code §57-8a-208), and (2) an assessment for the Association's cost for removing the unauthorized equipment and any repair work resulting from such removal. Such fines and assessments may be collected in the same manner as a delinquent common expense assessment, subject to a lien, interest, late fees, court costs, and attorney fees.

Thank you for your time and consideration of this letter.

Sincerely,

VIAL FOTHERINGHAM LLP

Michael B. Miller, Esq.