

MEMORANDUM

TO: Chateau Foret Homeowners
FROM: The Board of Directors
DATE: December 28, 2016
RE: Annual meeting election, budget, assessment level, Rules & Regulations up-dates

Chateau Foret Homeowners Association re-convened the 2016 Annual Meeting on November 19, 2016.

Tamara Buranek and Cynthia Richards were elected to the Board of Trustees to serve the remaining terms of Eric Frady and Pam Hunt who had both resigned prior to the Annual meeting. On November 26, 2016, Marcel De Lima resigned his Trustee position on the Board, as he has sold his Unit. Nominee Laura Williams received the next highest amount of votes cast during the election of Trustees at the Annual meeting and she has accepted the appointment to fill Marcel De Lima's remaining one year term.

The approved 2017 annual Budget (see web-site) includes the increase to the monthly common Assessment of \$200.00 per month starting January 1, 2017. **For those of you who use automatic bill-pay**, please adjust your payment to the increased assessment amount of \$200.00 starting January 1, 2017.

One of the duties of the Board of Trustees as defined in Article 3.1 (a) in the By-Laws is to "adopt and amend from time to time... Rules and Regulations governing the occupancy, use, maintenance, and operations of all units, common areas and facilities comprising the Chateau Foret Condominium Development..." (page 7).

Please note the **revised and updated Rules and Regulations dated January 2017** that are posted on the Web-site. On page 6 in the Rule marked as **Renters, Owners** are required to provide a current copy of the lease/rental agreement, including; contact names and phone numbers and e-mail address' for the homeowners, renter and rental agent, if applicable, to the Association via the Board. (Send to: Chateau Foret at 3783 South 500 West Suite 8 Salt Lake City, UT 84115). **A Fine of \$500.00 will be imposed on any Owner who does not comply to this Rule, without further notice!**

Pursuant to Utah law, an Owner's tenant may be held liable for violations of the CCRs and rules and regulations to the same extent as the Owner.

18.09 (page 42) of Article XVIII of the CC&R's it states: "All Owners of each Unit shall have one and the same registered mailing address to be used by the Association or other Owners for notices, demands, and all other communications regarding Association matters." Additionally, in an effort to comply with state statute and keep each of you informed and up-dated regarding Association business, each of you are also requested to submit your e-mail address to the Association for notice purposes."

It is extremely important that The Association obtains a current status and record of who is residing in each of the 144 Units at Chateau Foret. Please respond to the requirement by providing the Association with your physical mail to address and e-mail to: **mmdmatheson@gmail.com** and/or you may send written information to the Association c/o M&M Management at 3783 South 500 West, Suite 8 South Salt Lake, Utah 84115. This information together with a **current phone number** is used for mailings and **emergency contact purposes only and will not be published!**

The Association's Web-site is on-line and you are advised to log on at **WWW.chateauforet.com** to review this and other Association information. This is an additional method the Association uses to post; Board contact information, current Rules and Regulations, Memos, Newsletters, and other important communications, including the Pet Policy and Registration information, etc., etc.

Thank you,

Chateau Foret Board of Trustees

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