

June 14, 2013

The condominium association Board of Directors has been asked to consider allowing unit owners to install tile floors on their patios. This request is similar to the request to allow ceiling fans on patios which the Board approved in April 2012. In considering this request, we will go through the same process that we used in considering the fan proposal.

We will consult with the Association's attorney to determine if this would expose the Association to increased liability. While this may be unlikely, the Board of Directors has a fiduciary responsibility to determine this first before moving forward, as increased liability would potentially affect all members of the association. As we did before adopting the fan proposal, the Board would then establish any restrictions which would cause an owner's request to install tile on their patio to be rejected. Some of these restrictions may be obvious.

- Only 1st floor units will be considered for this option.
- There will be restrictions regarding tile type, size and color for aesthetic reasons since the patios are part of our community's common element.
- All requests to install tiles must be pre-approved by the Association Board of Directors.

Until if and when this change to our Condominium Association's rules is established and adopted by the Board of Directors, installation of tile flooring on the patios will be considered a violation of the Association's covenants.

The Fountains at Countryside Condominium Association Board of Directors