

October 2012

To All Residents:

Thanks to all of you who attended the recent homeowner's annual meeting. We appreciate you taking the time to attend and give us your feedback on the community.

Painting Project

We are in the beginning stages to get bids for painting the townhomes. This will be a major project and will require everyone's cooperation during the process. A very important item will be communication with all residents when each building is scheduled to be painted. Enclosed is a contact sheet to be completed for each owner and tenant so we will have the most current information on how best to contact you. We are excited to be going forward with this improvement to our community!

Website

Also included with this mailing are directions on how to register on our website, www.tuscanysquaretownhomes.com. There is a lot of information available on the website, including all of the important governing documents. Please take the time to familiarize yourself with these documents to avoid incurring violations and fines.

Fence Guidelines and Exterior Modifications

The City of Frisco adopted new fence guidelines on August 20th that require **metal posts** for all new fences. Fences that are leaning, have missing slats or posts in need of repair are in violation of City codes. Improving the look of our City, instilling pride in our citizens and maintaining property values is a cooperative effort between the City and its residents. Property owners are also responsible for maintenance of accessory structures and decks. Additionally, permits are required prior to the construction of new and replacement fences and patio covers. Contact Frisco's Building Inspections Department at 972-292-5301 with any questions and to obtain permits.

Please submit an ACC application for approval **prior to making any changes** to the exterior of your townhome, including modifications made to the back yard if they involve changes to landscaping, or additions such as patio covers, decks and fences. **Fines up to \$500 can be assessed if projects are not approved in advance.**

Common Complaints

Some of the most common complaints we get are trash cans being left out after the trash pickup day; not picking up after dogs; violating pool rules; and back yards not being mowed. With your cooperation, these issues and others can be eliminated.

Thank you for supporting the Townhomes of Tuscany Square Homeowners Association. With everyone's combined effort, Tuscany Square will continue to be one of the best places to live in Frisco. If you have any questions, please contact Community Manager Kellie Blair by phone at 972-960-2800, ext. 308 or email at k.blair@sbbmanagement.com.

Regards,

Your Board of Directors