

Fairbourne Condominium Association
Kings Point
Sun City Center, FL 33573

From: Fairbourne Condominium Association, Inc.

January 3, 2011

To: Fairbourne Unit Owner

Subject: Rules Adopted by the Fairbourne Condominium Association, Inc. Board of Directors

The attached Rules were adopted by the Fairbourne Condominium Association, Inc. Board of Directors at the December 28, 2010 Board meeting. These Rules become effective on January 6, 2011.

These Rules are now part of the Official Documents of the Fairbourne Condominium Association, Inc. Florida law requires they be kept as part of the documents provided to new unit owners. They must be provided to prospective purchasers when the other documents are presented for their review prior to closing.

Any modification or improvement made to the unit or Limited Common Element must have a Request for Modification or Improvement Form filled out and approved by the Board of Directors prior to starting the modification or improvement except as noted for certain items in the attached set of Rules.

Any Units in the Fairbourne Condominium Association, Inc. which have modifications or improvements which do not comply with the new rules are "Grandfathered" in and are not in violation. It is incumbent on the unit owners to make sure any current noncompliance to these new Rules are properly documented with dated photographs or an approved Request for Modification or Improvement Form.

As you read through the Rules you will note that many allow modifications and improvements without the need to get prior approval from the Board of Directors.

Sincerely,



Enrico Palumbo, President
Fairbourne Condominium Association, Inc.