

BROOKSTONE

Condominium Association

September 28, 2007

Dear Brookstone Homeowners,

As you can see from the enclosed reminder regarding pet rules and regulations at Brookstone, only one (1) dog and one (1) cat, or two (2) cats, is permitted per household at Brookstone. This restriction is stated clearly and explicitly in Article XVI, Section 16.02(k) of the Amended and Restated Declaration of Condominium of Brookstone.

It has come to the attention of the Board of Trustees that several households in Brookstone have two (2) dogs, and are in violation of the Association's governing documents.

This letter is to advise everyone that the Board has a fiduciary responsibility to uphold the rules and regulations of Brookstone, and any resident found to be housing two (2) or more dogs will be required to remove all but one (1) dog. Daily fines may be imposed for every day that the violation exists.

Please understand that under Pennsylvania law, such fines are assessments and are liens upon a property title and are enforceable in collection proceedings. Legal proceedings will commence as soon as assessments become delinquent at which time the homeowner would also be responsible for legal fees and court costs.

While the Board understands how difficult giving up a pet will be, residents who currently have more than one dog are encouraged to begin looking for other accommodations for either themselves and/or their pet(s).

Yours sincerely,

The Brookstone Condominium Association
Board of Trustees

Direct Correspondence to:

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