



Friday, March 24, 2017

Owners at Fort Marcy Compound Condominium Association,

I am pleased to announce the FMCCA Board has negotiated a new agreement with Comcast Cable to provide an upgraded television and internet package. The Board was able to maintain our present cost structure in the process making it a win/win for the compound. The conversion of the systems will take place all day April 4th 2017, with a possibility of work spilling over into April 5th. Our team at Fort Marcy will escort each of the Comcast technicians into your room while this work is being completed.

The new television package will include a digital feed with an enhanced channel line-up. This will bring the service in line with the capacity of the new smart televisions utilized throughout the property. To accomplish installing this new feed, it will be necessary to attach a small box on the back of each of your televisions.

The much anticipated new wireless internet feed is also scheduled to take place the same day. We will be upgrading from a 25-megabyte service to a 150-megabyte service. It has been determined that we will be able to continue to utilize the wireless routers presently deployed throughout the property, resulting in significant savings on this new install. Of course we may see some hiccups as we get the system off the ground, so please feel free to contact me with any issues with dead spots or spotty access.

Lastly, the Board has approved a "Rules for Fort Marcy Renters & Guests" notice to be placed in each room. This notice will be placed behind the front door under the eye hole. I have attached a copy of the notice. These rules are readily found in the Governing Documents of the association, however with a large number of units operating in rental commerce of some sort, these important rules are not being decimated or followed, putting FMCCA at risk.

This project has been years in incubation and to see it finally come to fruition will be an exciting upgrade for you, families & friends, and the countless visitors that flock to Fort Marcy year after year.

If you have any questions, please feel free to contact me at 505-988-2800.

Respectfully,

Luis Bayardo

FMCCA General Manager

RULES FOR FORT MARCY RENTERS & GUESTS

We welcome you to the Fort Marcy Condominium Community and hope you enjoy your visit. When these rules are observed by everyone, everyone's visit is more enjoyable.

1. **Walkways, driveways**, and unit and **building entrances** may not be obstructed in any way.
2. **Smoking is Forbidden** anywhere on the Property at all times, including all General Common Elements (GCE) and all Limited Common Elements (LCE), such as porches and balconies.
3. **Vehicles** are allowed only on designated parking lots and driveways, and properly parked in marked parking spaces. Riding bicycles, skate boards or scooters on the Property is forbidden.
4. **Pets** are permitted on the Property only for renters with at least a 6-month lease, and after registration by the owner.
5. **Noises or lighting**, if loud, disturbing, or objectionable, or the use of any device or instrument, which may disturb anyone in another Unit, are prohibited on the Property.
6. **Landscaped, and fenced-off areas** are fragile in this high desert environment. They need protection. View, but do not enter them, especially the large central ravine on the Property.
7. **Garbage or trash** may not be left anywhere on the Property, except in the trash compactor in Parking Lot E at the northwest end of the property by the storage lockers.
8. **Barbecue grills, hibachis, heaters**, and any other appliance with open flames or heating elements that may produce open flames are prohibited at all times on the Property.
9. **Porches and balconies** must be kept neat and clean, and free of stored items. Porches and entryways may have small amounts of firewood on an approved rack.
10. **Tampering with, interfering with**, or compromising in any way, even temporarily, the fire alarm system, or any other electrical or plumbing device or component is strictly prohibited.

Violations of these rules are subject to fines.

**IN DANGEROUS OR EMERGENCY SITUATIONS, CALL
911 IMMEDIATELY FOR ASSISTANCE.**

**FOR NON-EMERGENCY ASSISTANCE PHONE
CONTACT YOUR RENTING AGENT**



FINE AMOUNTS FOR VIOLATIONS OF RULES AND REGULATIONS

Under Rule 20 C 1. of the Fifth Revised Rules and Regulations, the following are the fines for violations of any of the Rules and Regulation. In addition to these fines the Board may also impose other sanctions as listed in Rule 20 section C.

Except as noted below, any violation of the Rules and Regulations of the FMCCA, will incur a \$25 fine for a first violation, \$50 for a second violation and \$100 for a third violation. All fines will be due and payable with the next quarterly assessment of the Unit owner and under the same terms and conditions as those assessments.

For the following violations, the fines shall be:

Rule 5: Garbage or trash left on the general common elements or limited common elements: \$100 plus the cost of removing the garbage or trash to the trash compactor in Parking Lot E.

Rule 6: Having or harboring a pet anywhere on the Property of FMCCA: \$50 per day until the pet is removed, unless said pet has prior written FMCCA Board approval in accordance with Rule 6.

Rule 9: Any construction, repairs, or other changes in the LCE and GCE without written approval of the Board: \$100 for a first violation, \$200 for a second violation, and \$500 for a third violation.

Rule 14: Having or using an open flame on the Property: \$100 per occurrence.

Rule 19: For failure to comply with rental requirements of Rule 19: \$100 for a first violation, \$200 for a second, and \$500 for a third violation.