

MORITZ VILLAGE TOWNHOMES

MAGNOLIA PROPERTY MANAGEMENT

**950 S. Fry Rd.
Katy, TX 77450**

www.magprop.com

281-599-0098 – voice

281-599-0660 – facsimile

August 24, 2015

To Owners and Residents:

FIRE EXTINGUISHERS

Our insurance company now requires a fire extinguisher in each townhome. We must confirm back to them that we are in compliance with this requirement.

If you already have an operable fire extinguisher, please sign and date the attached statement to verify that you are in compliance.

If you need to buy one, Home Depot sells fire extinguishers starting at \$18.98. Please make a copy of the receipt and attach it to the verification statement. These signed and dated statements must be returned by **Friday, October 16, 2015**.

According to our Declaration, homeowners may not do anything that would result in the cancellation of our insurance. **Section VII – Use of Townhomes and Common Elements, (A):**

- (1) Nothing shall be done or kept in any Townhome or in the Common Elements which will increase the rate of insurance without prior written consent of the Board. No Co-Owner shall permit anything to be done or kept in his Townhome or in or on the Common Elements which will result in the cancellation of insurance on any Townhome, or any part of the Common Elements, or which will be in violation of any law. No waste will be committed in or on the Common Elements.

We could face cancellation of our coverage if this requirement is not met.

Homeowners are also **required** to have working smoke alarms in their townhomes.

REMINDER- SMOKE ALARMS

Recommendation if for two smoke detectors to be installed on each level of our two story townhomes: one in the kitchen and one outside the bedrooms.

Rule 21 Smoke Alarms: Working smoke alarms are required in all units. Owners are responsible for keeping fresh batteries in the alarms, and may be liable for damages in case of fire if batteries are removed.

All violations are subject to warning letters and subsequent fines.

Thank you for your cooperation.

Board of Directors,

Moritz Village Townhome Association

VERIFICATION STATEMENT

This signed statement is to verify that my townhome is in compliance with the two requirements below (check either YES or NO for each one).

1. Operable Fire Extinguisher YES _____ NO _____
2. Operable Smoke Detectors YES _____ NO _____

(Please attach proof of purchase, if applicable)

Unit Number _____

Owner's Signature _____

Print Name _____

Date _____

Please return to the below address no later than Friday October 16, 2015.

Moritz Village Townhomes

c/o MPM

950 South Fry Rd.

Katy, Texas 77450