

August 31, 2020

VIA U.S. MAIL

Membership

East Park Neighborhood 5 Homeowners Association, Inc.

**Re: East Park Neighborhood 5 Homeowners Association, Inc.
Membership Compliance/Amnesty Period
Intention to Enforce**

Dear Membership:

The Board of Directors (“Board”) for East Park Neighborhood 5 Homeowners Association, Inc. (the “Association”) is committed to ensuring that the Association remains a first-class community in Central Florida. The Board is hopeful that you, the membership of East Park Neighborhood 5, share in our commitment to maintaining and even enhancing the aesthetic and property values within our community. In order for the Association to be able to operate the Association and maintain the community’s property, the Association is required to collect assessments from its owners. The purpose of this correspondence is to remind you, as the membership, of your obligations under the Declaration of Restrictions and Protective Covenants for “East Park Neighborhood 5” (“Declaration”), which was established to accomplish this goal.

The Declaration was created to help protect and maintain the values of the properties within East Park Neighborhood 5– your home – and when you purchased your home within our community, you covenanted and agreed to comply with the provisions of the Declaration. Moreover, Chapter 720, Florida Statutes, requires that you comply with the Declaration. One owner’s or an owner’s tenant’s failure to comply with the Declaration can detract from the overall aesthetic and appearance of East Park Neighborhood 5, which can have a lasting impact on the community as a whole.

It is important for you to understand that you are responsible for ensuring that your lot and use of the Common Elements remains in compliance with the Declaration at all times. As previously stated, both the Declaration and Florida law impose this obligation on you. This means that regardless of whether you have hired a management company or rented your unit to a tenant, you are ultimately responsible for making sure that your management company and tenants are complying with the Declaration of East Park Neighborhood 5.

The Board sincerely expects that your compliance will positively benefit East Park Neighborhood 5. We hope that our shared commitment to the community will result in our community remaining a premier community in the area in which we can all take pride. But it will take your efforts, as the owners and members of East Park Neighborhood 5, to ensure this goal is achieved and sustained; we must have all owners equally committed to ensuring compliance with the provisions in the Declaration. The Association has engaged the services of the Law Offices of John L. Di Masi, P.A. in order to assist it in this matter.

Please see enclosed the Covenant Enforcement and Collection Policies. For a complete

understanding of the Covenant Enforcement Policy, we direct you to the Policy. In short, the Association will provide a first and final notice of violations. The first notice will give the owner thirty (30) days to correct the violation. The final notice will allow fourteen (14) days. If after the final fourteen (14) days, the violation is not corrected, the file will be sent to the Association's legal counsel. For a complete understanding of the Collections Policy, we direct you to the Policy as well. The Association shall enforce the provisions of both policies aggressively and to its fullest extent bearing in mind the difficulties and circumstances stemming directly from COVID-19 which shall be taken on a case-by-case basis.

Please accept this correspondence as the Board's notice to the membership that any owners currently in violation of one or more provisions of the Declaration should take action to correct the violations existing on their Lots or accounts. Owners may be responsible for attorneys' fees and costs in the event that a violation remains unaddressed and needs to be sent to the Law Offices of John L. Di Masi, P.A.. East Park Neighborhood 5 will begin strictly enforcing against any violations of the Declaration within sixty (60) days of the date of this letter. The Board is willing to work with you in order to obtain compliance, but the Board will take action against any owner that refuses, ignores or otherwise fails to comply with his/her/their obligation(s) upon the expiration of the aforementioned amnesty period.

Sincerely,

Board of Directors