

Sugar Mill Lakes Homeowners Association, Inc
October 20th, 2022

Dear Homeowners:

As you know, Sugar Mill Lakes Homeowners' Association, Inc., subdivision is subject to rules and restrictions contained in the Declaration of Covenants, Conditions, Easements and Restrictions of Sugar Mill Lakes a Single-Family Subdivision, Manatee County, Florida, (the "Declaration"). The Declaration was created as a means of protecting our property values and improving our quality of life. Without enforcement, the Declaration is meaningless. The Association is, therefore, resolved to uphold the Declaration, by persuasion where possible but by litigation where necessary.

It has come to the attention of the Association's Board of Directors, that there have been a number of storage sheds placed upon Lots within the Association, that do not meet the requirements of Article III, Section 14, Subsection (c) of the Declaration (the "Restriction"). Due to the number of Lots that are not in compliance with the Restriction, it would not be practical to pursue enforcement now against all of the owners currently in violation. Our attorneys advise us that due to past practices of non-enforcement or less than adequate enforcement, as well as the substantial passage of time in many instances, we could not expect to succeed in compelling owners to remedy all of the violations of the Restriction that have occurred in the past. However, our attorneys have also advised us that the law does allow the Association to obtain enforcement on an ongoing basis against all **new violations of the Restriction**, after a notice such as this letter is mailed to all homeowners. This is, therefore, what our attorneys call our "***clean slate***" letter to the homeowners and residents.

Please be advised that any storage shed placed upon a Lot which is not in compliance with the Declaration, which occurs and comes to the attention of the Association after the date of this letter, will result in all necessary enforcement action by the Association.

Article III of the Declaration provides for Use Restrictions. These Use Restrictions include protective restrictions, limitations, covenants, conditions and agreements that are imposed upon the Subdivision and apply to all Properties within the Subdivision, which includes all Lots, and shall also apply to all Members/Owners and their tenants and their respective guests, families, invitees, agents, employees, contractors, licensees and all other persons occupying such Lots or in actual or constructive possession, control or use thereof.

Please be certain to comply with the Declaration's Restrictions **strictly and without exception**. The Association is monitoring all of the subdivision property to identify new violations of the Restriction and to compel compliance in all cases, first by notices and then by formal enforcement action where necessary. If you become aware of a **new owner violation** which occurs after your receipt of this letter, please inform the Association's Management Company, with the address, date and description of the alteration. You do not have to provide your name to report a violation. Also, please place this letter with your Association documents and provide it to the purchaser if and when you sell your home.

If you have previously altered the Lot in violation of the Restriction, please take a photograph of the storage shed, document its location on the Lot and mail it to the Association with a cover letter so that the alteration may be properly documented and registered. By registering your Lot alteration with the Association, you will document its existence and better avoid any future dispute that the Lot violation took place after the date of this letter and, therefore, not grandfathered in.

We and your neighbors will appreciate your cooperation and support in the Association's efforts to enforce the Declaration, once and for all, for the purpose of preserving Sugar Mill Lakes Subdivision as a quality community in which to live and own. Thank you for doing your part.

Sincerely,

On Behalf of the Board of Directors

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