



"A Leader in Association Management"

June 2, 2022

Dear Owners and Members:

As you know, Sorrento South Property Owners Association (SSPOA) is a Homeowner Association that is subject to Covenants and Restrictions contained in the Governing Documents of the SSPOA. Restrictions were previously created and agreed to by the homeowners of SSPOA as a means of protecting our property values and improving our quality of life. Without enforcement, the Restrictions are meaningless. The Association is, therefore, resolved to uphold the Covenants and Restrictions, by persuasion where possible, but by fines or litigation where necessary.

The Board has conferred with Legal Counsel and has been advised that it is not practical or cost-effective to pursue the removal of the various violations which have occurred over the years. Due to past practices of non-enforcement or less than adequate enforcement, the Association could not expect to succeed in compelling owners to cure/remove all the violation(s) against the restrictions. However, Florida law does allow the Association to obtain enforcement on an ongoing basis against all new violations of the Restrictions, after a notice such as this letter is transmitted to all Homeowners. This, therefore, is a "Clean Slate" letter to all Homeowners.

Please be advised that any violation of the Amended and Restated, Declaration of Covenants and Restrictions of the SSPOA, Units 1, 2, 3, 4 and 5, 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.

We simply ask that you comply with all our covenants, strictly and without exception. If ever in doubt, contact any Board member or our management company for clarification. The Association and its representatives are monitoring all the Use Restrictions to identify violations and to ensure compliance in all cases, by legal enforcement where necessary. If you become aware of a violation to the Restrictions which occurs after your receipt of this letter, please inform the Association's Board, with the address, date, and description of the violation. You do not have to provide your name to report a violation. Also, please place this letter with your Association's Governing Documents and provide it to the purchaser if you sell your Home.

You can always view information on the Association as well as the documents at SorrentoSouth.org. At this website you can also find the names of the Board of Directors, our management firm, and various forms. If you have questions, please contact Kim Ueding of Progressive Community Management at kueding@pcmfla.com or 941-921-5393 ext. 1154.

The Association, its Board of Directors and your neighbors appreciate your cooperation and support in the Association's efforts to enforce the Rules and Restrictions, for the purpose of preserving Sorrento South as a quality community in which to live and own. Thank you for doing your part.

Very truly yours,

Sorrento South Homeowners Association, Inc.