

Sorrento South Property Owners, Inc

Nokomis, Florida

August 8, 2017

Dear Member:

As you know, Sorrento South Units 1, 2, 3, 4 and 5 ("the Subdivision") is subject to covenants and provisions contained in the Subdivision's governing documents. These were created as a means of protecting your property values and enhancing your quality of life. Without enforcement, they are meaningless. The Association is, therefore, resolved to uphold them.

Over the past several years a number of owners and occupants have violated one or more sections of the Declaration of Covenants and Restrictions ("the Declaration"), including Sections 7.07, 7.08, 7.11, and 8.03.

To be clear, **Section 7.07** provides in part that: "All pitched roofs on dwellings and attached garages must have the architectural appearance of roof tile construction. These roofs, both new and replacement, must be constructed of materials approved by the Board when plans are submitted."

Section 7.08 states that "All driveways must be paved completely from the street to the garage. Construction materials must be reinforced concrete, paving bricks, or paving blocks."

Section 7.11 provides in part that "Unattached outbuildings of any kind are not permitted." This includes sheds. Further, under Section 7.11. "No tents, trailers, shacks, tanks, or temporary or accessory buildings or structures shall be erected on any Lot or Common Area without the written consent of the Board."

Under **Section 8.03**:

Fence enclosures may only be constructed of materials which can be seen through, with non-rusting coatings and a maximum height of four (4) feet. These fences cannot be closer to the street than the house setback. Solid enclosure fences or walls are not permitted except when used as concealment structures. (see other structures) Non-attached and open-ended, privacy screening, not exceeding six (6) feet in height, may be constructed between houses. Designs and materials must be approved by the Board prior to construction. These structures must not protrude in front of the front house wall or behind the rear house wall/ lanai structure.

Because of the large number of violations of these and other covenants, it would not be practical to pursue enforcement against all of the violations that have occurred in the past. Further, the Association's attorneys have advised your current Board that due to past practices of non-enforcement or less than adequate enforcement by past Boards, as well as the substantial passage of time in some instances, it could not expect to succeed in compelling all violators to remove these violations.

However, our attorneys have advised your current Board that it can take action to ensure that additional violations of the above referenced covenants do not occur in the future. This is accomplished by mailing what our attorneys call a "clean slate" letter to the membership. This letter shall serve as the Association's "clean slate" letter with regard to past violations of Sections 7.07, 7.08, 7.11 and 8.03 of the Declaration.

Please be advised that any new violation which occurs and comes to the attention of the Association at any time after the date of this letter will result in all necessary enforcement action by the Association, including but not limited to fines or formal legal action.

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Please be certain to comply with Sections 7.07, 7.08, 7.11 and 8.03 at all times in the future in addition to following all other covenants and rules of the Association. The Association is monitoring all of the Subdivision to identify any new violations and to compel compliance in all cases, first by notices, and then by fines and/or formal enforcement action where necessary.

If you become aware of a person violating any covenants or provisions of the governing documents after the date of this letter, please inform the Manager or the Board of: 1) the date you noticed the violation and 2) the address of the violating owner or occupant. You do not have to provide your name to report a violation.

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

Sincerely,



Diane Miller, President

On Behalf of the Board of Directors

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