

Casey Condominium Management, LLC

February 23, 2018

Dear Homeowners and Residents:

As you know, Deer Hollow is a subdivision that is subject to deed restrictions contained in the Amended and Restated Declaration of Maintenance and Land Use Provisions for Deer Hollow ("Restrictions"). The Restrictions were created 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 Restrictions, by persuasion where possible, but by litigation if and when necessary.

Our attorney has advised us that due to past practices of less than adequate enforcement, specifically, strict compliance with the Architectural Review Application and Approval process contained in the Restrictions, we could not expect to succeed in compelling members to strictly comply with the Architectural Review Application and Approval process or in correcting errors or violations of the past. However, our attorneys have advised us that the law does allow the Association to obtain enforcement on an ongoing basis against all **new violations and to require all Owners to strictly comply with the Architectural Review Application and Approval process**, after a notice such as this letter is mailed to all homeowners. This, therefore, is what our attorney calls a "clean slate" letter to the homeowners and residents.

Please be advised that from the date of this letter forward the Association will require all owners to strictly comply with the Architectural Review Application and Approval process as contained in Article 17 of the Amended and Restated Declaration of Maintenance and Land Use Provisions for Deer Hollow and will pursue any and all new violations which occur and come to the attention of the Association after March 10, 2018 will result in all necessary enforcement action by the Association.

Please be certain to comply with the Architectural Review Application and Approval process of Article 17 of the Declaration **strictly and without exception**. The Association and your neighbors are monitoring all of the subdivision property to identify new violations 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 violation** which occurs after March 10, 2018, please inform the Association's Management Company, 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 homeowner's association documents and provide it to any purchaser if and when you sell your home.

We and your neighbors will appreciate your cooperation and support in the Association's efforts to enforce the deed restrictions, once and for all, for the purpose

4370 S. Tamiami Trail, Suite 102 · Sarasota, FL 34231

941-922-3391 · Fax 941-921-2254 · 1-800-237-3628

www.caseymanagement.com



