



June 15th, 2026

Dear Fellow Homeowners,

The Documents and Elections Committee is embarking on another attempt to update our founding documents. EX1-Declaration of Condominium, EX2 Articles of Incorporation and EX3 By Laws are **THE SAME** as the last mailing. We are **ONLY** changing EX4-Rules and Regulations, due to both verbal and written community feedback.

Our current documents have served us well, but they are from the early 1980's! As laws and community needs evolve, our governing documents that were originally written for a different era and have become outdated.

For everyone that voted, we sincerely thank you! But as you may, or may not be aware, in our last attempt to update our founding documents only 131 out of 246 homeowners voted, with 102 yes votes received, therefor our attempt did not pass. A "non-vote" is counted as a "no" vote, making every single ballot essential to our success.

Why Your Vote Matters

- **Legal Compliance:** Florida's condominium laws are updated frequently by the legislature. Outdated documents can lead to "unconstitutional impairment" of rights or leave us enforcing rules that are no longer lawful.
- **Protecting Your Investment:** Modernized documents help maintain aesthetic standards and structural integrity, which directly impacts our property values and makes our community more attractive to potential buyers.
- **Reducing Risk and Liability:** Ambiguous terms in old documents often lead to "guessing" about maintenance responsibilities, which is a primary cause of expensive legal disputes. Updating these documents is a form of smart risk management.

- **Operational Efficiency:** Newer documents allow the board to utilize modern tools, such as electronic voting and digital communications, streamlining our day-to-day operations.

Consequences of Non-Action

Failing to update our documents doesn't just keep us in the past; it creates real risks. Non-compliance can lead to:

- **Unintended Liabilities:** Enforcing unauthorized rules can subject the association to lawsuits from owners or tenants.
- **Financial Penalties:** The state can issue civil fines for certain compliance failures.
- **Unenforceable Rules:** Over time, some of our existing provisions may have become legally obsolete or "void," leaving the association unable to properly govern.

Making Your Voice Heard

Amending these core documents requires a 50% plus 1 vote from all owners. A "non-vote" is counted as a "no" vote, making every single ballot essential to our success.

The Documents & Elections Committee will be meeting 1 to 4 times a month. We will be refining and seeking suggestions on changes to EX4- Rules and Regulations. All homeowners will be invited to attend in person; online attendance will be made available when possible. All meetings will be announced at least 4 days prior to the meeting.

We are so proud of the community we've built together, and the updates to our documents are a vital step in ensuring that our neighborhood continues to flourish for years to come, and to ensure our community remains the premier place to live in the area. We need your help to succeed!

Sincerely,

The Documents and Elections Committee

Garry Hibbard - Documents and Elections Committee Chairman

Victor Holcomb

James Wilson

Terry Westerbeke

Karen Bettencourt

Phyllis Holmes