

February 17, 2017

Property Owner(s) & Address

Dear Property Owners:

As you were informed in a letter dated January 20, 2017, the Rotonda West Association, Inc. Compliance Committee met on February 13, 2017 to hear a Deed Restriction violation against your property at _____ Rotonda West. The Committee considered whether to impose a fine of \$20.00 per day, as adopted by the Board of Directors on February 17, 2017.

The specific violation is referred to in the Rotonda West Association Deed Restrictions:

Section 16. DWELLING MAINTENANCE, LANDSCAPING AND LOT CARE: (a) Any Improved Lot/Tract containing a Dwelling or other Improvement, as defined herein, shall be maintained so that the lawn shall not exceed a height of eight (8) inches including weeds in accordance with the Rules and Regulations adopted by the Association from time to time. No underbrush or other unsightly growth shall be permitted to grow or remain upon any such Lot/Tract. All lawns, landscaping and sprinkler systems and any such Lot/Tract, Dwelling, Improvements and appurtenances shall be kept in a safe, clean, orderly and attractive condition.

(b) Any Unimproved Lot/Tract not containing a Dwelling or other Improvement shall be maintained so that no refuse or unsightly objects shall be placed or allowed to remain on the Lot/Tract and the Lot/Tract shall otherwise be maintained in compliance with local government ordinances and regulations and Rules and Regulations adopted by the Association from time to time regarding the maintenance of natural vegetation and limitations or prohibitions regarding invasive non-native vegetation, including but not limited to Brazilian Pepper and melaleuca and any other unsightly objects as determined by the Board. The Association reserves the right to clear said vegetation with the cost of so doing being charged back to the Lot/Tract Owner. The Association shall mow the undeveloped Lots/Tracts, which expense may be a common expense of the Association included in the annual Assessment or levied as a special Assessment pursuant to Section 26 hereof.

The Compliance Committee voted unanimously to impose this fine effective February 13, 2017. The Board of Directors supported this action on February 17, 2017. The fine as of the date of this letter is \$20.00 and will continue at \$20.00 per day for each subsequent day that we observe and record that same violation until it is remedied, up to a maximum of \$ 5,000.00 in the aggregate for this continuing violation.

If you have any questions, please do not hesitate to contact me at 941-697-6788.

Sincerely,

Scott Feldkamp
Manager
Rotonda West Association, Inc.
cc: File, Deed Restriction Committee Chair, Accounting