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September 13, 2018

TO: All Owners of Lots as Shown on
the Plat of Waterwood Townhouses

RE: Revived Declaration and Related Documents

Dear Lot Owner:

The Florida Department of Economic Opportunity recently approved the revitalization of the previously expired Waterwood Townhomes Supplemental Declaration of Covenants and Restrictions, including all amendments thereto, as well as the corporate governing documents, as previously amended, for Waterwood Townhomes Association, Inc. In accordance with Section 720.407(4), Florida Statutes, a complete copy of all of the approved recorded documents are enclosed for your records.

Please be aware that the enclosed documents became effective upon their recordation in the Lake County, Florida public records and affect Lots 1 through 52, as shown on the plat of Waterwood Townhouses, regardless of whether any particular lot owner previously consented to or opposed the revitalization process.

As a general reminder, please be aware that the following language, appearing on pages 35-36 of 71 of the enclosed documents, imposes a maintenance obligation on you concerning your individual lot and the exterior portions of your townhome, including without limitation, exterior walls and roofs:

ARTICLE V

EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Limited Common Properties, the Sub-Association shall have the right to provide exterior maintenance upon any vacant lot, or upon any improved Lot in the Subject Property, or to the exterior of any townhome situate thereon; subject, however, to the following provisions: Prior to performing any maintenance on a Lot or exterior of a townhome located thereon, the Board of Directors of the Sub-Association shall determine that said property is in need of repair or maintenance and is detracting from the overall appearance of the Subject Property. Prior to commencement of any maintenance work on a Lot or townhome, the Sub-

Association must furnish thirty (30) days' prior written notice to the Owner at the last address listed in the Sub-Association's records for the said Owner notifying the Owner that, unless certain specified repairs or maintenance are made within said thirty (30) day period, the Sub-Association shall make said necessary repairs and charge same to the Owner. Upon the failure of the Owner to act within said period of time and to thereafter diligently pursue repairs or maintenance, the Sub-Association shall have the right to enter in or upon any such Lot, or to hire personnel to do so, to make such necessary repairs or maintenance as is specified in the above written notice. In this connection, the Sub-Association shall have the right to paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements, as well as removal of debris which, in the opinion of the Sub-Association, detracts from the overall beauty and setting of the Subject Property, and general lot cleanup. The rights herein granted are reserved to the Sub-Association and shall not extend to the Association within the subject property.

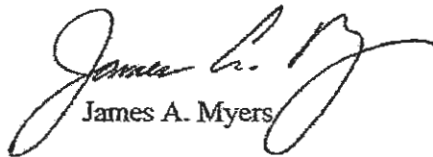
* * *

Exterior walls may be maintained by the Association if it is determined by the Board of Directors that this is necessary to prevent damage to roofs or interiors.

The above language does not, however, create a maintenance obligation on Waterwood Townhomes Association, Inc. – rather, it merely gives the Association the option to take action and a means to charge the cost of doing so to the affected lot owner.

Please let me know if you have any questions or concerns regarding the above.

Sincerely,


James A. Myers

Enclosures
File No. 4438.5-002