

NOTICE

February 15, 2015

BUILDINGS

The 2013 Declaration change transferred outside building maintenance to the association from each individual owner.

The effect of this change is that no owner can make any form for maintenance, changes, alterations or additions to the outside of his or her building without written permission from the association.

It has come to the attention of the association that some owners have installed water pipes on the outside walls without permission and in the process have destroyed soffit running the pipes through to the attic and finally painted the outside building wall and pipes in non-matching color schemes. Other owners have taken the liberty without permission to simply paint outside walls in completely different color schemes. And yet some have installed satellite dishes.

It is the fiduciary duty of the Board of Directors to enforce deed restrictions and to protect owners investment in Sunshine Villas from any activities that could have an adverse effect on their investment.

On board meetings December 2014 and February 2015 the board have exercised their power to promulgate rules and regulations concerning the outside surfaces of all buildings in Sunshine Villas.

This notice is sent to reassure that owners are aware of the rules and financial consequences for any individual owner who chose to operate outside our governing documents.

Buildings outside surfaces

Owners are not allowed to make any form for maintenance, changes, alterations or additions to the outside of his or her building without written permission from the association.

For any alterations contact the Association Manager (██████████) to discuss your need before you begin any work.

If changes are made without written permission then the association will take action to bring any work in compliance with all expenses being added to the individual owner account.

Very truly yours,
The Board of Directors
Sunshine Villas HOA, Inc.