

July 2024

To The Preserve of Milton homeowners,

As approved during the April 29, 2024, meeting of the Board of Directors (BOD), it was suggested and approved to inform the neighborhood the following:

Pursuant to Florida 720 and The Preserve governing documents, the Board of Directors has an obligation to enforce violations of our Covenants, Conditions and Restrictions (CCR's). The BOD has begun full enforcement of the current CCR's as amended July 21, 2022.

While most homeowners maintain the exterior of their homes, including landscaping, we have many homeowners who have allowed their lots to literally become weeds and dirt. Adding to this, many homeowners simply do not cut their grass (weeds) until they receive a violation notice from the Board of Directors. Some homeowners wait until a 2nd violation notice to do any maintenance and once the violation has been corrected, the process repeats itself over and over. In those cases, the BOD will have no option but to impose fines for repeat offenders.

This is not only time consuming and costly to your HOA, but it is very much an eyesore for homeowners that do comply with the CCR's, and visitors in the neighborhood.

The HOA was turned over to the community in 2021 and since then has been through a major learning curve, especially concerning violations of the CCR's. That being said, every Board member must sign a legal document stating they will enforce the regulations of the State of Florida and The Preserve Homeowners Association. Actually, the HOA can be sued for lack of enforcement.

After multiple complaints from compliant homeowners, the BOD has no choice but to enforce all violations of our governing documents, but landscaping, unsightly yards, including curbs / driveways / trailers / disabled vehicles, junk in yards and modifying exterior without ARC approval, will be the focus until everyone is in compliance.

We are attempting to inform you in advance of violation notices for everyone to have the opportunity to comply without legal action.

We are aware of what it takes to maintain a nice yard. But we all have a responsibility to our neighbors to keep a neat, clean and well-maintained lawn.

We urge you to perform the proper maintenance on the exterior of your home and property to keep ours a beautiful subdivision that is inviting for visitors and prospective home buyers.

One last thing. The BOD is aware of new Florida laws affecting all Florida HOA's. These will be incorporated into future CCR revisions. In the meantime, the new laws will take precedence over our existing CCR's. You should read and understand the new laws as some make it seem like HOA's are losing authority, but actually the opposite seems to be the case. Many items are just being clarified to protect homeowners and HOA's alike.

If you have any questions, we urge you to read and understand our CCR's, Bylaws' and Florida 720. The Preserve of Milton documents are available on our website: <https://preservehoamilton.com/documents/> Florida 720 is available at: <https://www.flsenate.gov/Laws/Statutes/2023/Chapter720/All> Please feel free to contact your HOA via our email: preservehoamilton@gmail.com

Regards,

2023-2024 Board of Directors, Architectural Control Committee and Fine Committee