

The Villages Condominium Association, Inc.

RE: Occupancy of Units (Rental Restrictions)

Dear Homeowner Name,

The Villages Condominium Association, Inc. Board of Directors would like to remind all owners of the use and occupancy restrictions in Article 7 of The Villages Condominium Association, Inc. Declaration:

ARTICLE 7, RESTRICTIONS ON USE AND OCCUPANCY

7.2 Connection Between Ownership and Occupancy of Units. Each Unit must be occupied by one of the following: (a) an Owner who is a natural person; (b) the equitable beneficiary of an Owner that is a trust; (c) the shareholder, director, member, partner, employee, or officer of an Owner that is an entity provided that such occupancy is without charge and is not in the nature of a transient tenancy, which shall be defined as a tenancy of one (1) year or less; or (d) a member of the immediate family of an Owner who is a natural person. For purposes of this section, "immediate family" is limited to parents, grandparents, children, grandchildren, siblings, or in-laws. Notwithstanding the foregoing, an Owner shall be responsible to the Association each other Owner for any breach of any provision of the Condominium Documents caused by an Occupant. The Association will only need to deal with the Owner and may, but shall not be obligated to, address any breach with the offending Occupant.

This section of the Declaration prohibits a typical landlord tenant rental at The Villages Condominium Association, Inc. There are currently rental units in the Association that are in violation of the Declaration. These units will be documented prior to August 1, 2015 and limited to a maximum length of one year before incurring penalties. The Association shall not allow any new rentals in violation of Article 7, Section 7.2 without imposing significant penalties for violations.

The Declaration has not been amended to change Article 7. There are no other documents of record showing approvals of rental units in The Villages Condominiums Association, Inc. The only way the Declaration can be amended is by a recorded vote of the membership and their mortgage holders. If the Declaration is legally amended it will then have to be recorded. This has not been done so the existing Declaration stands as the governing document of the Association. See Article 11 from the Declaration on amendment:

ARTICLE 11. AMENDMENT OF DECLARATION

11.1 General. Except as otherwise provided herein, this Declaration may be amended only by the written consent of Owners of Units which represent at least seventy (70%) of the

Interests, or such greater percentage as may be required by the Act. Consent is not effective unless approved by the Unit's Mortgagee, if any. Amendments shall be prepared and executed by the President of the Association and shall become effective when recorded in the Register's Office.

The management company will be contacting each unit owner who does not occupy the unit. If the occupants of the unit do not meet the requirements of Article 7 the owner will be required to sign a compliance agreement with a rental termination deadline.

Thank you,

The Villages Condominium Association, Inc.
Board of Directors