

**RESOLUTION OF BOARD OF DIRECTORS OF
THE OAKS OF SPRING HILL HOMEOWNERS ASSOCIATION, INC.
APPROVAL OF DECLARATION OF RESTRICTIONS VIOLATIONS
PROCEDURAL GUIDELINES**

WHEREAS, The Oaks of Spring Hill is a Deed Restricted Community, the Declaration of Restrictions of "The Oaks" being duly filed and recorded with the Hernando County Clerk on 28 August, 1987, (O.R. BK 662 PG 0707); and

WHEREAS, the Board of Directors was established as set forth in the Bylaws and Articles of Incorporation for The Oaks of Spring Hill Homeowners Association, Inc. as duly filed and recorded with the Hernando County Clerk on 19 March, 1990, (O.R. BK 1053 PG 869-890); and

WHEREAS, the Board of Directors is charged with monitoring compliance to said Declaration as described thereon, thus necessitating the existence of Deed Restriction Violations Procedural Guidelines in order to assure impartial and regular notification of members in noncompliance to said Declaration;

NOW THEREFORE, in order to comply with the duties assigned to the Board of Directors of The Oaks of Spring Hill Homeowners Association, Inc. as set forth in the aforementioned documents, the Board of Directors adopts and approves the following resolution:

BE IT RESOLVED, that the Association is hereby adopting the Deed Restriction Violations Procedural Guidelines as set forth in the document(s) under the same title dated 14 November, 2017, limited to the scope and purpose contained therein and including all precepts contained therein, with right to amend said Deed Restriction Violations Procedural Guidelines as deemed necessary by The Board of Directors of The Oaks of Spring Hill Homeowners Association, Inc., by simple majority vote, in a meeting at which the Board Directors in attendance constitutes quorum.

THIS RESOLUTION was considered at a meeting held the 14th day of November, 20 17, at which a quorum of Directors was present. Seven(7) Directors voted in favor of the Resolution and Zero(0) Directors voted against the Resolution.

Dated: 11/14/2017 THE OAKS OF SPRING HILL HOMEOWNERS ASSOCIATION, INC.

By: Anna Heise

Anna Heise, Secretary

DEED RESTRICTION VIOLATIONS PROCEDURAL GUIDELINES

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“A” - Declaration of Restrictions of “The Oaks” (Original date of recordation: 28 August, 1987; Date of Preservation: 20 April, 2016)

“B” - Violation Contact Letterhead

“C” - Deed Restriction Violations History (Recordation of Violation Events)

“D” - Initial Contact, “Heads-up” Violation Letter Sample

“E” - Violation Date/Time Stamped Photo Attachment Sample

“F” - Initial Contact Compliance “Thank You” Sample

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PURPOSE

Purpose: The Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. is charged with maintaining compliance to the Declaration of Restrictions of "The Oaks", (the Deed Restrictions), filed for record by the Clerk of the Circuit Court Hernando County, Florida on 28 August, 1987 and filed for record at same for preservation on 20 April, 2016.

The aforementioned Declaration of Restrictions is intended to benefit The Oaks community by endeavoring to sustain the beauty of and market values of properties included in The Oaks of Spring Hill. The Declaration of Restrictions legally constitutes a covenant that runs with each lot and as such, compliance to each Declaration is a condition of property ownership within The Oaks of Spring Hill community.

The Deed Restriction Violations Procedural Guidelines contained herein are established in order to facilitate impartial issuance of Deed Restriction Violations in a timely manner, while maintaining documentary records of such Deed Restriction Violations. These documentary records of Deed Restriction Violations are archived for use in resolution of Declaration of Restriction non-compliance. Resolution of Declaration of Restrictions violations can be achieved either by a return to compliance by property owner of record concerned within the assigned time frame or, in cases of persistent violations, by rectification with the assistance of legal counsel for The Oaks of Spring Hill Homeowners Association, Inc.

Adopted by Resolution on 14 November, 2017

SCOPE

Scope: The scope of these Deed Restriction Violations Procedural Guidelines is limited to issuance of violations of the Declaration of Restrictions of "The Oaks", (see Reference "A"), and as such is inexorably beholden to any changes or amendments to the original Declaration of Restrictions of "The Oaks" document dated August 28th, 1987.

As amendments to said Declaration are achieved, the scope of these Deed Restriction Violations Procedural Guidelines and the specifics contained herein will amend in accordance.

Any changes to the details of the Violation documents; such as the letterhead (see Reference "B"), the steps within each Violation Event (see Reference "C"), the Violation Resolution time frames (see References "D, G, H and I") or any other changes to the documents contained herein as part of these Deed Restriction Violations Procedural Guidelines can be recommended at any time by any current Board Director. Said altering or amending of the documents contained herein can be achieved by a simple majority vote of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. in a meeting at which the Board Directors in attendance constitutes quorum.

PROCEDURES

1. When it comes to the attention of the Board of Directors that a Violation of one or more of the Declaration of Restrictions of "The Oaks" (Reference "A") occurs it is the responsibility of the Board of Directors to issue a Violation Letter to the owner of record, (as listed on the Hernando County Property Appraiser's website), for the property upon which the Violation exists.
2. The Board of Directors issues the Violation Letter on "The Oaks of Spring Hill Homeowners Association, Inc." letterhead (Reference "B").
3. A Deed Restriction Violations History Document is generated for the property in violation and this violation incident is considered VIOLATION EVENT ONE (Reference "C").
4. An Initial Contact Violation Letter is issued to the owner of record (Reference "D") giving the owner of record two weeks (14 days) to rectify the violation issue. Attached thereto will be a Violation Date/Time Stamped Photo Document (Reference "E"). The date of the Initial Contact, the Number of the Deed Restriction Violated and a Brief Description of the Violation are recorded on the Deed Restriction Violations History Document. A copy of the Initial Contact Violation Letter and attached Violation Date/Time Stamped Photo Document are included with the Deed Restriction Violations History Document and all the documents are placed in an envelope upon which the Lot number of the property in violation is noted and the envelope is placed in the Violations Archive.
5. If resolution to the Initial Contact Violation Issue occurs within the two week, (14 day) time allotment, a Declaration of Restrictions Violation Compliance Thank You (Reference "F"), is sent to the owner of record. This "Thank You" courtesy is only extended to a resident upon resolution of the Initial Contact Deed Restriction Violation Issue within the 2 week (14 day) time allotment and is not sent for any subsequent violations occurring on the property.

6. If Resolution of the Deed Restriction Violation is NOT achieved within the 2 week time allotment the Board of Directors issues a Violation Notice Letter, (Reference "G"), which gives the owner of record 14 days to resolve the ongoing violation. The pertinent information is noted on the Deed Restrictions Violation History Document.

7. If Resolution of the Deed Restriction is not achieved within the 14 day time allotment as specified in the Violation Notice Letter, the Board of Directors issues a VIOLATION WARNING LETTER (Reference "H") which gives the owner of record one week (7 days) to resolve the ongoing violation. The pertinent information is noted on the Deed Restrictions Violation History Document.

8. If Resolution of the Deed Restriction is not achieved within the one week (7 days) time allotment as specified in the VIOLATION WARNING LETTER, the Board of Directors issues a FINAL VIOLATION WARNING LETTER (see Reference "I") which gives the owner of record 48 hours to resolve the ongoing violation. This will be the last contact by the Board of Directors seeking compliance. If the ongoing violation issue is not resolved within 48 hours the violation matter and copies of all documents in the Archival Violation File on the property involved will be handed over to legal counsel for The Oaks of Spring Hill Homeowners Association, Inc. for rectification of the ongoing violation issue by said counsel.

9. Any subsequent violations occurring on the property will follow the outline as contained on the Deed Restriction Violation History document. Specifically, VIOLATION EVENT TWO will begin with a Violation Notice Letter (6) and proceed as above. VIOLATION EVENT THREE will begin with a VIOLATION WARNING LETTER (7) and proceed as above. ANY SUBSEQUENT DECLARATION OF RESTRICTIONS (Deed Restrictions) VIOLATIONS will be immediately handled by legal counsel for The Oaks of Spring Hill Homeowners Association, Inc.

10. Violation Contact(s) are to be mailed as specified in Reference "J".

11. ANY VIOLATION HISTORY AS DESCRIBED HEREIN IS BINDING UPON THE OWNER(S) OF RECORD WITHIN THE DURATION OF OWNERSHIP AND DOES NOT TRANSFER WITH TITLE.

12. ANY PROPERTY UPON WHICH NO DECLARATION OF RESTRICTION VIOLATION(S) HAVE OCCURRED WITHIN A CONSECUTIVE 2 YEAR (24 month) PERIOD WILL BE GRANTED A "CLEAN SLATE" VIOLATION STANDING AND ANY VIOLATIONS OCCURRING AFTER SAID "CLEAN SLATE" PERIOD WILL RESULT IN A NEW DEED RESTRICTION VIOLATIONS HISTORY BEING INSTITUTED AGAINST THE PROPERTY IN VIOLATION.

PROCEDURAL EXCEPTIONS

1. Rental of residences within The Oaks of Spring Hill has been duly addressed within the **Bylaws of The Oaks of Spring Hill Homeowners Association**, (reference as included in the governing document of the same title originated on 19 March 1990 and having been duly notarized and recorded thereafter in the official records of the Court of the County Clerk for Hernando County, Florida and contained within Book 1053 pp 869 -879 of the Official Records for said Hernando County), and as noted therein, residents/tenants are subject to the terms of the **Bylaws** which read thus:

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

7.1.6 **Adopt Rules Regarding Rentals**. Adopt and Publish rules regarding leasing or letting of dwelling on the Lots.

7.1.6.1. **Certain Provision required**. Until otherwise stated, the following shall be adopted:

7.1.6.1.1 **Form, Premises and Term**. The Lease or Letting Agreement must be written, must be for the entire dwelling and not just a portion thereof, and must be a term of not less than three (3) months; and

7.1.6.1.2 **Declaration and Bylaws Binding**. The Lease must require the Lessee or Occupant to abide by the terms of the Declaration and these Bylaws.

2. As stated in the Bylaws, Article VII, 7.1.6.1.2 contained hereon, residents/tenants are bound by the Declaration of Restrictions (See Reference "A") and as such must receive a copy of all Deed Restriction Violation Correspondence for the property involved. All letters to residents/tenants should contain a postscript containing the notation indicating that a Carbon Copy (CC) of the letter has been sent to the Owner of Record and a Carbon Copy (CC) placed in the Violation Archives.

Resident/Tenant Letter Postscript Sample: **CC: (name of owner of record); Violation Archives** Resident/Tenant Violation Correspondence is mailed as noted on Reference "I".

3. As the Owner of Record for a property in tenancy is also responsible for any Violation on their property, they also receive the Deed Restriction Violation correspondence. This correspondence contains a postscript indicating that a Carbon Copy has been sent to the Resident/Tenant and a Carbon Copy has been placed in the Violation Archives.

Owner of Record Letter Postscript Sample: **CC: Resident/Tenant; Violation Archives** Owner of Record Correspondence is mailed as noted on Reference "I".

"A"

028331

FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.
087 AUG 28 AM 11 09

DECLARATION OF RESTRICTIONS

OF
"THE OAKS"

KNOW ALL ME BY THESE PRESENTS, that the undersigned, THE OAKS OF SPRING HILL, INC., being the owner of "THE OAKS" subdivision located in Hernando County, Florida, and more particularly described on Exhibit "A" attached hereto makes the following Declaration of Restrictions covering the above described real property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deraining title through the undersigned. These restrictions shall be for the benefit of and limitation upon all present and future owners of the real property:

1. No lot shall be used except for residential purposes and no commercial activity or business shall be conducted, engaged in or maintained on any lot.
2. All lots shall be sodded from the rear of house to edge of pavement from side lot line to side lot line.
3. Minimum living area shall be one thousand six hundred (1,600) feet with not less than two (2) car garage.
4. All driveways shall be concrete or other cohesive rock finish (no blacktop).
5. No boats, trailers, commercial or other equipment shall be parked in swale, driveway or side yards at any time for more than four (4) hours.
6. No inoperative vehicle or equipment shall be kept or maintained on any lot.
7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pet may be kept, provided they are not kept, bred or maintained for any commercial purpose. No animals or household pets shall be allowed to roam free in this subdivision. All pets shall be under leash when not quartered within the dwelling.
8. No shed, lean-to or detached building shall be erected upon any lot.
9. A security fence not more than six (6) feet in height may be erected from the rear wall of house to the rear lot line and along the rear lot line. Any hedge erected from the rear wall of house to street right-of-way shall not exceed three (3) feet in height. No fence shall be erected along front lot right of way line.
10. No individual mailboxes or paper box shall be erected on any lot. Corporation or Homeowner's Association shall supply central mailbox stations.
11. No paper or circular shall remain on driveway more than twelve (12) hours. Any free circular or paper may only be delivered in this subdivision upon prior approval of Corporation or Homeowner's Association and shall be removed by Vendor within twenty four (24) hours if occupant is not able to remove same. Failure to adhere to this covenant shall subject Vendor to loss of delivery permit.

12. No off road vehicle or off road motorcycle shall be operated on any street in this subdivision except when loaded on a trailer or other conveyance which does not require said vehicle to use its own power sources for locomotion.

13. No trash, yard clippings, tree branches, garbage or other putrescible or non-putrescible material shall be stored outside the dwelling unit for a period of more than twelve (12) hours. Violation of this covenant will be remedied by Corporation or Homeowner's Association and billed to lot, failure to pay bill will result in a lien being placed upon lot. Entry upon lot by Corporation or Homeowner's Association and billed to lot, failure to pay bill will result in a lien being placed upon lot. Entry upon lot by Corporation or Homeowner's Association to remedy this violation or any other violation of covenants shall not constitute trespass.

14. No lawnmower, chainsaw, or any other implement that produces a noise level over 65 DBA shall be operated from 8:00 P.M. to 7:00 A.M. weekdays or 8:00 P.M. to 8:00 A.M. on Saturday or Sunday.

15. No building shall be erected nearer than forty (40) feet to right-of-way line (front yard), ten (10) feet to side yard line, thirty five (35) feet to rear lot line on corner lots the side streets, i.e., street which forms ninety (90%) degree angle to rear lot line shall have a setback of twenty five (25) feet, but building shall not project nearer to street than adjacent building.

Swimming pool enclosures may be set twenty (20) feet from rear lot line, pool structures shall be at least twenty five (25) feet from rear lot line. No reduction in ten (10) foot side yard dimension is allowed for pool or enclosure.

16. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.

17. The Architectural Control Committee shall initially be composed of three (3) persons who shall be Officers or Directors of The Oaks of Spring Hill, Inc., which three (3) members shall be elected by the Board of Directors of The Oaks of Spring Hill, Inc. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the said Board of Directors shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

18. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it or, in any event, if no action to enjoin the construction has been commenced prior to its completion, approval will not be required and the related covenants shall be deemed to have been complied with fully.

19. When dwellings have been constructed on seventy one (71%) percent of the lots in the subdivision, the lots owners of the

first sixty (60%) percent of said lots shall be entitled to elect a member to serve on the Architectural Control Committee. When dwellings have been constructed on eighty one (81%) percent of the lots in the subdivision, the lot owners of said lots shall be entitled to elect two (2) members to serve on the Architectural Control Committee. When dwellings have been constructed on ninety one (91%) percent of the lots in the subdivision, the lot owners of said lots shall be entitled to elect all three (3) members to serve on the Architectural Control Committee.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

Enforcement shall be by action against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The party bringing the action shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

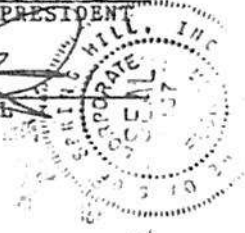
Invalidation of any one of these covenants by judgement or Court order in no wise shall affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, we have set our hands and seals this 28th day of August, 1987.

[Signature]
Echo Col Rooney

THE OAKS OF SPRING HILL, INC.,
a Florida corporation

Rudolph Bruni
BY: RUDOLPH BRUNI, PRESIDENT
Gregory L. Cecil
BY: GREGORY L. CECIL, SECRETARY



STATE OF FLORIDA
COUNTY OF Herndon

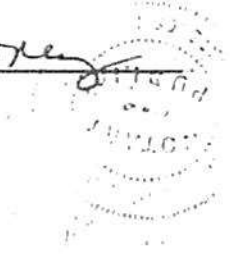
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared RUDOLPH BRUNI, PRESIDENT AND GREGORY L. CECIL, SECRETARY OF THE OAKS OF SPRING HILL, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of August, 1987.

Echo Col Rooney
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/1989
BONNIE THRU GENERAL INC. 1001-



O.R. 662 PG 0709

"B"



*The Oaks of Spring Hill Homeowner Association
14169 Lawrence Street
Spring Hill, Fl 34609*

Community Website – www.oakshoa.com

DEED RESTRICTION VIOLATIONS HISTORY

"C"

Property Owner: _____ LOT # _____

Property Address: _____

VIOLATION EVENT ONE

(Date, Deed Restriction #, Violation Description)

(Resolved (y/n), Date)

- Initial Contact (Heads-Up)- _____
- Violation Notice - _____
- Violation Warning- _____
- Final Violation Warning - _____
 - Notification by Attorney - _____
 - Legal Action, (type/date) - _____

VIOLATION EVENT TWO

- Violation Warning - _____
- Final Violation Warning- _____
 - Notification by Attorney - _____
 - Legal Action - (type/date)- _____

VIOLATION EVENT THREE (And any subsequent Violations)

- Notification by Attorney - _____
- Legal Action - (type/date)- _____

NOTES: _____

"D"



*The Oaks of Spring Hill Homeowners Association
14169 Lawrence Street
Spring Hill, FL 34609*

Community Website – www.oakshoa.com

[Resident Name]
[Resident Street Address]
Spring Hill, FL 34609

Lot #***

Date

Dear [Resident Name],

We are contacting you as a courtesy because it has come to the attention of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. (the HOA) that a violation of the Declaration of Restrictions of "The Oaks", (The Deed Restrictions) has occurred on the aforementioned property.

The Oaks of Spring Hill is a Deed Restricted community. The [List specific violation] as seen in the attached photograph constitutes a violation of Deed Restriction number [Number in text, comma, number in digits. i.e.: thirteen(13)] which reads thus: [13: No trash, yard clippings, tree branches, garbage or other putrescible or non-putrescible material shall be stored outside the dwelling unit for a period of more than twelve (12) hours.]

The Board of Directors for the HOA hopes that this letter will serve to make you aware of the Deed Restriction Violation issue and that it can be resolved in two weeks (14 days) without further incident. We thank you in advance for your attention to this matter.

A complete copy of the Deed Restrictions of The Oaks of Spring Hill is available on the community website for your review.

With warm regards,

Mary Lapinski – President
On Behalf of The Board of The Homeowner's Association for THE OAKS

Cc: Violation Archive

"E"

[Street Address]

Lot #***

Insert Date/Time Stamped
Photograph of Violation

Date

Violation: Trash/storage outside residence for more than 12 hours.

Violation of Deed Restriction #13: [13: No trash, yard clippings, tree branches, garbage or other putrescible or non-putrescible material shall be stored outside the dwelling unit for a period of more than twelve (12) hours.]

*With thanks on behalf of
the H.O.A. Board of Directors
and*

*The Oaks Community for your
attention to and quick resolution of the
Declaration of Restrictions issue.*

COMPLIANCE THANK YOU]
Sample Inside

*Together, we are endeavoring
to keep*

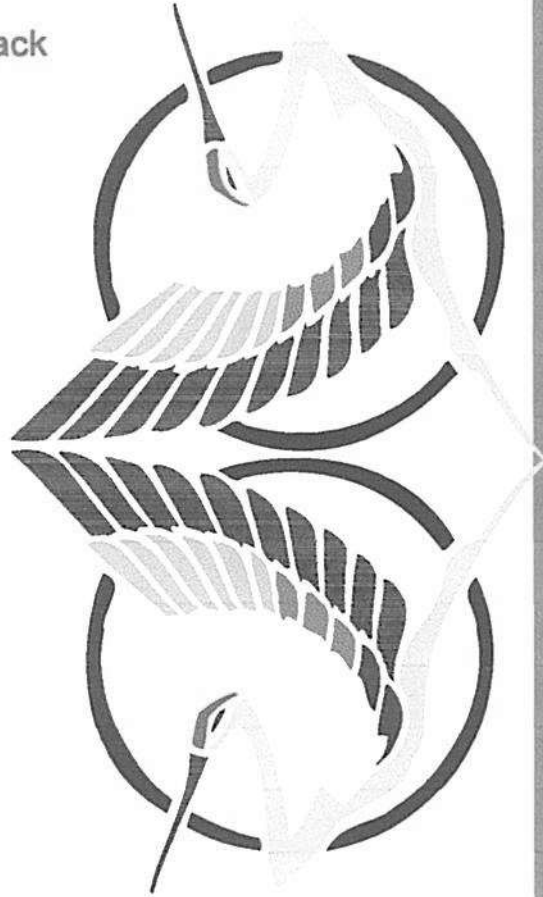
The Oaks of Spring Hill

*the beautiful neighborhood that
we all love*

*and your cooperation is
appreciated more than
words can say!*

"F"

Sample Front/Back



With Our Appreciation



*The Oaks of Spring Hill Homeowners Association, Inc.
14169 Lawrence Street
Spring Hill, FL. 34609*

Community Website – www.oakshoa.com

Violation Notice

[Resident Name]
[Street Address]
Spring Hill, FL. 34609

Lot #***

Date

Dear [Resident Name],

It has come to the attention of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. (the HOA) that conditions which constitute violations of the Deed Restrictions of The Oaks have again occurred on the aforementioned property as documented in the attached photograph.

This letter is sent to you as a courtesy in making you aware that the storage of materials outside the residence for MORE than 12 hours constitutes a violation of Deed Restriction #13 which reads thus: [13.No trash, yard clippings, tree branches, garbage or other putrescible or non-putrescible material shall be stored outside the dwelling unit for a period of more than twelve (12) hours.] A complete copy of the Deed Restrictions is available for your review on the Community Website. As this is the second violation of Deed Restriction 13, the first dated and mailed to you on [date of initial contact], the Board of Directors urges you to make yourself aware of the Deed Restrictions of The Oaks of Spring Hill.

The Board of Directors for the HOA hopes this letter will serve to make you aware not only of this violation issue, but that the materials currently stored against the side of the structure on your property will be moved within two weeks, (14 days) of the date of this notice and that no further violations of The Oaks of Spring Hill Deed Restrictions will occur on your property.

Sincerely,

Mary Lapinski – President, on behalf of The Board of Directors of
The Oaks of Spring Hill Homeowners Association, Inc.

Cc: Violation Archive



The Oaks of Spring Hill Homeowners Association
14169 Lawrence Street
Spring Hill, FL 34609
Community Website – www.oakshoa.com

VIOLATION WARNING

[Resident Name]
[Street Address]
Spring Hill, FL. 34609

Lot #***

Date

Dear [Resident Name],

It has come to the attention of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. (the HOA) that conditions which constitute a Violation of the Deed Restrictions of The Oaks have again occurred on the aforementioned property as documented in the attached photograph.

This letter is sent to advise you that the trailer routinely parked in either the swale or driveway of the aforementioned address constitutes a Violation of Deed Restriction #5 which states thus: [5. No boats, trailers, commercial or other equipment shall be parked in swale, driveway or side yards at any time for more than four (4) hours.] Previous violations of Deed Restrictions have occurred on your property and you have been notified by the HOA Board regarding said violations on these dates: (Insert previous violation dates).

The Board of Directors for the HOA advises you that the trailer which has been routinely parked in the swale/driveway of the property listed hereon must be moved and thus brought into compliance within one week, [7 days] of the date of this letter and that no further violations of the Oaks of Spring Hill Deed Restrictions occur on your property.

Sincerely,

Mary Lapinski – President, on behalf of The Board of Directors of
The Oaks of Spring Hill Homeowners Association, Inc.

Cc: Violation Archive



The Oaks of Spring Hill Homeowners Association
14169 Lawrence Street
Spring Hill, Fl 34609
Community Website – www.oakshoa.com

FINAL VIOLATION WARNING

[Resident Name]
 [Street Address]
 Spring Hill, FL. 34609

Lot #***

Date

Dear [Resident Name],

It has come to the attention of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc. (the HOA) that conditions which constitute a Violation of the Deed Restrictions of The Oaks have again occurred on the aforementioned property as documented in the attached photographs.

This letter is sent to advise you that the trailer routinely parked in either the swale or driveway of the aforementioned address constitutes a Violation of Deed Restriction #5 which states thus: [5. No boats, trailers, commercial or other equipment shall be parked in swale, driveway or side yards at any time for more than four (4) hours.] Previous violations of Deed Restrictions have occurred on your property and you have been notified by the HOA Board regarding said violations on these dates: (Insert previous violation dates).

The Board of Directors for the HOA advises you that the trailer which has been routinely parked in the swale/driveway of the property listed hereon must be moved and thus brought into compliance within two (2) days, [48 hours] of the date of this letter. Additionally, it is imperative that no further violations of the Oaks of Spring Hill Deed Restrictions occur on your property, or we will be forced to hand the continuing violations matter over to legal counsel for The Oaks of Spring Hill HOA, Inc.

Sincerely,

Mary Lapinski – President, on behalf of The Board of Directors of The Oaks of Spring Hill Homeowners Association, Inc.

Cc: Violation Archive

MAILING PROCEDURAL GUIDELINES

1. Initial Contact Letters to Owner(s) of Record, All Correspondence to Residents/Tenants and Courtesy Thank You are sent via regular mail.
2. All Subsequent Violation Correspondence to Owner(s) of Record are sent via Certified Mail/Return Receipt Requested.

ARTICLE OF AMENDMENT
to the
DECLARATION OF RESTRICTIONS VIOLATIONS PROCEDURAL GUIDELINES
of
THE OAKS OF SPRING HILL HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provisions of sections 617.1006 and 720.306 of The Florida Statutes, the undersigned corporation adopts the following article of amendment to its Declaration of Restrictions Violations Procedural Guidelines.

Be it hereby resolved that;

In response to the CDC, federal and state recommendations for social distancing enacted as a protective measure intended to limit the spread of Covid-19, and in an abundance of caution for public safety as a result thereof, the Board of Directors amends the Deed Restriction Violations Procedural Guidelines thus:

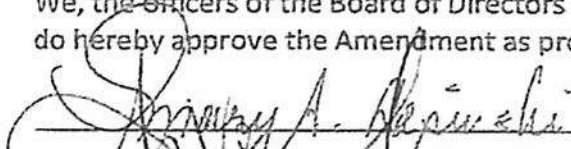
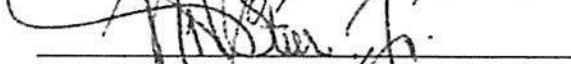
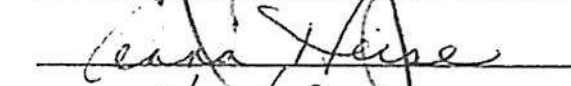
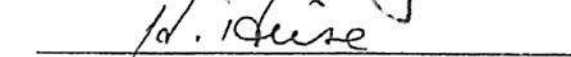
Under **PROCEDURES: 10:** [10. Violation Contact(s) are to be mailed as specified in Reference "J".]

Be it hereby amended to read thus; [10. Violation Contact(s) are to be mailed as amended in Reference "J".]

Under **REFERENCE "J":** ["J" - MAILING PROCEDURAL GUIDELINES; 2. All Subsequent Violation Correspondence to Owner(s) of Record are sent via Certified Mail/Return Receipt Requested.]

Be it hereby amended to read thus; ["J" - MAILING PROCEDURAL GUIDELINES; 2. FINAL VIOLATION WARNING correspondence to Owner(s) of Record are to be sent via regular and Certified Mail/Return Receipt Requested.]

We, the officers of the Board of Directors for The Oaks of Spring Hill Homeowners Association, Inc., do hereby approve the Amendment as provided herein by affixing our signatures hereto:

 _____	Mary A. Lapinski – President _____
 _____	Norman Stier – Vice President _____
 _____	Anna Heise - Secretary _____
 _____	Herb Heise - Treasurer _____

THIS AMENDMENT was considered and voted upon by the Board of Directors with the following results: NINE (9) Directors voted in favor of the Amendment and ZERO (0) Directors voted against the Amendment.

Amendment adopted this 24th day of MARCH, 2020.