

CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.
C/O
AMERI-TECH PROPERTY MANAGEMENT, INC.

Dear Cloverplace Residents:

I'd like to introduce myself as your LCAM (Scott Vignery), and take this opportunity to ask each of you to take a moment to assess the quality of your home. It is important for everyone to realize in order to continue the trend of increasing property values, it is necessary to make sure your homes are in the best shape possible and the curb appeal is set at a higher standard. Curb appeal is the number one element that makes potential buyers interested and helps protect your property values. Due to the number of homes that are in need of some improvement, I felt it was best to send a letter to everyone.

Please take a moment to assess your home for the following issues and/or Violations:

- **LANDLORDS ARE RESPONSIBLE for their tenants, and will be held accountable.**
 - ❑ **NEVER park ANY Vehicle on your lawn** as we have old & delicate water Pipes just below the surface.
 - ❑ **Commercial Vehicles & Boats** are NOT to be stored in the Community **anytime, no exceptions.**
 - ❑ **BOATS** are NOT to be **washed** in any capacity within the community, **no exceptions.**
 - ❑ **Plant grass if warranted**, lawns are required per your deed restricted docs.
 - ❑ Keep your **Yard well manicured always**; weed whack & edge all lawn accordingly & **weekly.**
 - ❑ Be considerate to your neighbors, and **pick-up your Dog's Feces** faithfully (Publix bags are free).
 - ❑ **TRASH CANS & Trash MUST be stored 'out of sight from the street & adjacent units'.**
 - ❑ **Paint your unit** and/or trim if needed & **keep them mildew-free.**
 - ❑ Replace and/or **repair** your rickety-looking old faded untidy **privacy fences.**
 - ❑ **Paint your mailbox posts & replace your mailboxes** if dented and/or old & untidy looking, **mildew-free.**
 - ❑ **Trim/cut back ALL trees & shrubs** (in prep for Hurricane season too).
 - ❑ **Pressure clean** your driveways, walkways, & sidewalks.
 - ❑ Keep all **Basketball Hoops off** of the streets & stored up by your unit **WHENEVER** not in use.
 - ❑ Keep lawn furniture, children's toys, ladders, etc **stored 'out of sight from the street & adjacent units'.**

- **SPRINKLER SYSTEMS** should be turned-**OFF** during Rainy Season and/or have a built-in rain gauge.

In order to force owners and tenants to comply, sometimes-legal action is called for. In the event a Unit fails to maintain their property, the Association has the right (after written notice) to enter upon said lot for the purpose of performing the work necessary to enforce compliance. The Association shall have the right to assess the Unit owner for the sums necessary to perform such work; hence any uncollected funds for work performed could result in a lien placed on the unit.

Please understand, the last thing the Association wants to do is take care of personal lawns, or take legal action; however at the same time the Association has a fiduciary responsibility to enforce the **deed restrictions** and take whatever actions deemed necessary in order to force owners to comply.

It is the Board of Director and Ameri-Tech's intent to make your charming Community the best it can be, and to make all residents content and proud to reside in Cloverplace. We also want prospective residents to view Cloverplace as a desirable community.

Thank you for your understanding and cooperation.

Please visit your Community Website often as it's continually changing & updated with current and pertinent info:
www.cloverplace.org

Sincerely,

Scott Vignery, Senior LCAM
Vice President, Ameri-Tech Property Management Inc