

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC.

5815 Nesters Lane
Sarasota, FL 34203
(941) 756-7467

All Golf Villas Lot Owners
Bradenton, FL 34203

Re: Maintaining Our Maintenance Free Community

Dear Golf Villas Lot Owners:

As you are aware, Lee Wetherington Homes, Inc. and Towne Development of Tara, Inc. developed our beautiful community back in the early 2000's. As part of that original development process, the developers recorded the **Declaration of Landscape Restrictions For Tara Golf Villas** at Official Records Book 1701, Page 4092 of the Public Records of Manatee County, Florida ("Declaration") and the Articles of Incorporation and Bylaws for The Golf Villas Landscape Association I, Inc. ("Association"). The Declaration provides for the creation of and mandatory membership in our Association, authorizes the Association to maintain and repair the lawns, landscaping and irrigation systems of the various lots on a uniform and aesthetically pleasing basis, and to assess the lots to pay for these services. These documents are the bedrock on which our "maintenance free" community is founded.

Over the last 15 years, the Association, through the diligent, continuous and hard work of its Board of Directors, officers, committees, and management company, has obtained competitive landscaping bids, vetted the landscaping contractor(s), verified worker's compensation and liability insurance requirements, utilized the Association's attorneys to make sure our legal rights are protected via legal review of the landscaping contracts, supervised and improved upon the level of the landscaper's services, resolved issues that arise from time to time, made sure the contractor's employees have passed thorough background checks, resolved any owner problems, and, most importantly, provided all of these services to its members at a substantial financial savings through its bulk negotiating and contracting power. We believe our home values have increased over the years due to our homes being located in a "maintenance free" community, which sets us apart from many other communities in Tara.

It has recently come to the attention of your Board of Directors that the developers unfortunately committed a technical oversight when they developed our beautiful community. As is fairly typical during the initial construction phase of such residential communities, the original Declaration applied to only the first 27 lots, (specifically, lots 1-3 and 5-28 of Tara Phase II, Subphase B). Article 1(b) of the Declaration provides the developers authority to submit additional lots to the Declaration as the homes were built; however, it appears the developers never did so. Despite having the Association's law firm and a separate title company search the public records, the developers failed to record one or more supplemental declarations that would have submitted the remaining 204 homes to the Declaration.

What this means is quite simple. If you are one of the above lots (lots 1-3 or 5-28 of Tara Phase II, Subphase B), you need do nothing. You are a member of the Association and the Association will keep providing your home landscaping services like it has done for the last 15+ years.

However, if you are the owner of any other lot in our community, you must take action to keep the status quo. If you want the Association to continue to maintain your lawn, landscaping and irrigation system, you must sign and return the enclosed Lot Owner Joinder and Approval form to the Association. All owners of your lot must sign the form before a notary and two witness. You must then mail the original of the completed form back to the Association at the above address. The Association requests that you return the signed form to it no later than January 31, 2018. For your convenience, the Association will have a notary public and witnesses at its next Board meeting on December 14, 2017.

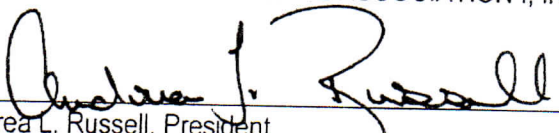
If your lot was never submitted to the Declaration and you do not wish to continue to have the Association maintain your lawn, landscaping and irrigation system, you need do nothing. We respectfully request that you notify the Association of your decision so that we may remove you from the Association's membership roster and notify the landscaper to stop providing your lot landscaping services. If you elect not to be a member or be bound by the Association's Declaration of Covenants, then the Association will have no choice but to stop maintaining your lot's grass, landscaping and irrigation system and you will not be assessed by the Association or otherwise enjoy the benefits of being a member.

As you are aware, your home is also subject to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Tara ("Master Declaration") and the Master Association's architectural review committee ("ARC"), its guidelines, rules, regulations, and other procedures. You will remain a member of Tara Master Association, Inc. ("Master Association") and the Community Development District ("CDD"), among others. Your membership in these associations and CDDs are not affected by the developers' oversight in our community. For example, you and your home are still subject to the Master Declaration, and you will still have to obtain ARC approval when required, pay your Master Association and CDD assessments, etc.

The Association, its Board of Directors and your neighbors all hope that you desire to preserve our unique community and you will act promptly to correct this oversight by signing and returning the completed Lot Owner Joinder and Approval form to the Association. If you have any questions, please contact any member of your Board of Directors or please attend the next Board of Directors' meeting. We look forward to receiving your signed Lot Owner Joinder and Approval form.

Very truly yours,

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC.


Andrea L. Russell, President
on behalf of the Board of Directors

Prepared by and return to:
Brett M. Sarason, Esq.
Law Offices of Wells | Olah, PA
1800 Second Street, Suite 808
Sarasota, Florida 34240
(941) 366-9191

LOT OWNER JOINDER AND APPROVAL
INCLUSION IN THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC.

The undersigned owners, on their behalf and on behalf of all subsequent assignees and successors, of the real property identified below ("Lot"), declare and agree that the Lot shall hereafter be subject to and be bound by the **Declaration of Landscape Restrictions for Tara Golf Villas**, which Declaration was originally recorded at Official Records Book 1701, Page 4092 *et seq.* of the Public Records of Manatee County, Florida, and all exhibits or amendments thereto, and to the Articles of Incorporation, Bylaws and Rules and Regulations, all as amended from time to time, of **The Golf Villas Landscape Association I, Inc.**, a Florida Corporation Not-For-Profit. The undersigned Lot Owners further understand and agree that this Lot Owner Joinder and Approval form will be recorded in the Public Records of Manatee County, Florida.

DATED this ____ day of _____, 201__.

LEGAL DESCRIPTION OF THE LOT:

Lot 13, WINGSPAN WAY AT TARA, according to the Plat thereof recorded in Plat Book 41, Pages 37 through 43, of the Public Records of Manatee County, Florida.

Lot Street Address: _____

Lot Owner: _____ Witness 1: _____ Witness 2: _____

Print Name: _____ Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 201__, by _____ who signed in the presence of these witnesses and who is personally known to me or produced _____ as identification.

My commission expires:

NOTARY PUBLIC

Sign _____

Print _____ [Seal]

Lot Owner: _____ Witness 1: _____ Witness : _____

Print Name: _____ Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 201__, by _____ who signed in the presence of these witnesses and who is personally known to me or produced _____ as identification.

My commission expires:

NOTARY PUBLIC

Sign _____

Print _____ [Seal]