

Date

Homeowner Name

Address

Jacksonville, Florida 32223

Dear Mr. and Mrs. Homeowner:

This letter is to inform all homeowners regarding the position of Cormorant Landing Homeowners Association in reference to sheds or outbuildings.

The Homeowners Association members believe that the sheds or outbuildings in Cormorant Landing do not preserve the beauty nor promote the value of the development. The covenants and restrictions for the Cormorant Landing Homeowners Associations have always stated "No structure of a temporary character, trailer, tent, shed, barn, or other outbuilding shall be permitted on any Parcel at any time...". If any new sheds are constructed within the Cormorant Landing community, the Board will pursue measures to remove these new sheds.

At the May 2007 annual meeting of the Cormorant Landing Homeowners Association, the homeowners decided and the Board approved that existing sheds and outbuildings in good condition can remain on the property until the property is sold. Prior to the property being transferred to the new homeowner, the shed or outbuilding must be removed. If the shed or outbuilding is not removed upon the sale of the property, the Board has approved that a fine of \$1,000 be assessed against the property with the continued obligation to remove the shed or outbuilding from the property.

Many of the people who consider buying their home in Cormorant Landing do so because of the covenants and restrictions which are intended to preserve the beauty and promote the value of our homes. It is the purpose and intent of the Board to ensure the covenants and restrictions as well as the wishes of the majority of the homeowners are followed. It is also incumbent upon the residents of Cormorant Landing to read and comply with the covenants and restrictions and to submit a request to the Architectural Review Board before making changes to their property. We encourage all neighbors of covenant violators to complain and report these violations in order to preserve the beauty of our community.

As the Cormorant Landing community enters its 20<sup>th</sup> year, the Board of Directors is proud of excellent condition in which the homes are maintained. The Board thanks all the homeowners who have worked hard to make this possible. The Board believes that this policy on sheds and outbuildings and the enforcement of the covenants and restrictions will help preserve the beauty and promote the value of the Cormorant Landing community for the next 20 years.

Sincerely,

Maria Esperanza Jerez-CAM

Property Management Systems, INC.

As Property Managers For

CORMORANT LANDING OWNERS ASSOCIATION, INC.