



JOHNS LANDING HOMEOWNERS ASSOCIATION

JOHNS LANDING HOMEOWNERS ASSOCIATION INC.

c/o Asset Real Estate, Inc. | 4004 Edgewater Dr, Orlando, FL 32804 | Tel (407) 299-9009 | Fax (407) 299-4676
www.JohnsLandingHOA.com

May 26, 2022

IMPORTANT INFORMATION TO HOMEOWNERS OF JOHNS LANDING HOA

To All Residents:

In years past, the Board has utilized its best efforts to have homeowners comply with the covenants, restrictions and reasonable rules of Johns Landing Homeowners Association ("HOA"). Unfortunately, some homeowners simply ignore the covenants, restrictions and rules.

FINES COMMITTEE

Effective immediately, the Association will be enforcing the Declaration of Covenants, Conditions, Easements & Restrictions and the Rules & Regulations of the HOA. The Board has established a Fines Committee for the HOA. For homeowners who have not brought their property into compliance after receiving numerous violation letters the board will turn the homeowner over to the Fines committee. Homeowners who proceed with changes prior to receiving ARB approval are in violation and will automatically be handed to the Fines Committee. Homeowners in violation will receive a Notice of Hearing of the Fines Committee and are required to appear before the Fines committee at the next HOA board meeting. The Fines Committee will process fines levied by the board at \$100 per day (per violation) up to \$1,000 per violation. Should the homeowner fail to comply or pay the fine, the HOA will hand the homeowner over to the HOA attorney to start lien and foreclosure proceedings. Homeowners who choose to pay the fine and not bring their property into compliance will be handed directly over to the HOA attorney to start lien and foreclosure proceedings. The governing documents of the Johns Landing HOA and Section 720.305, Florida Statutes grant the HOA this authority.

GATE ACCESS

As previously notified to homeowners and residents, the gate codes are being purged from the system during June 2022. Residents should use their remotes/clickers to enter the community. Remotes can be ordered from the HOA website. Guests will require a 3-digit gate-dial-code to enter the community. The 3-digit code will be entered by the guest and will dial the residents linked phone number. On answering the call and validating the caller the resident will press "9" on their telephone keypad to open the gate and boom. If you have not already registered for your dial-in-code, please do so without delay.

PAVERS AT THE ENTRANCE AND GATE

Starting mid-July the pavers at the entrance and gate area will be replaced. This approximate 2-week project will cause disruption to the flow of vehicles entering and exiting the community. Residents are asked to please use caution when entering and exiting the community as all traffic will be flowing in and out of only one gate as work is being completed on the opposite side. Due to the congestion and traffic that flows in and out of the community during the day and to allow for a timelier completion of the project, work will take place in the evenings from 8pm to 6am. Regretfully residents in Cura Crt and particularly those who backup onto the gate and entrance area may experience overnight noise from machinery. Residents' patience and understanding is requested for the duration of this project.

Johns Landing HOA Board