

JOHNS LANDING HOMEOWNERS ASSOCIATION INC.

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February 25, 2021

IMPORTANT INFORMATION TO RESIDENTS 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.

Effective April 1, 2021, the Association will be enforcing the Declaration of Covenants, Conditions, Easements & Restrictions and the Rules & Regulations of the HOA. The Board has established a Violation Committee, Fine Committee and Towing Committee for the HOA. These committees will help with the enforcement of the Covenants, Restrictions and Rules & Regulations.

Fine Committee

The Board, at a noticed meeting, will vote to turn the homeowner over to the Fines committee. The Fine Committee will issue fines up to \$100 per day for homeowners who do not bring their property into compliance after receiving a final violation letter. At that time, the homeowner in violation will receive a Notice of a Hearing before the Fine Committee with a date, time and location of the hearing.

The Fines Committee after hearing from the homeowner(s) in violation will decide if it will impose an initial fine of \$100.00 plus \$100.00 for each subsequent day until the violation is brought into compliance. This fine may not exceed \$1000.00 in the aggregate. The governing documents of the HOA and Section 720.305, Florida Statutes grant the HOA this authority. If the homeowner does not pay the fine, the HOA can foreclose on their property.

Towing Committee

The Towing Committee will be enforcing parking regulations. Vehicles parked on the street overnight between 1am to 6am, parking for extended times at the entrance parking and parked at the boat dock at any time (boat dock area is for active loading and unloading only) will be towed at the owners expense. If your vehicle gets towed, please contact the Towing Company directly Car Store Towing at 407-656-2624, not the management company or the Board.

We will be giving out static cling parking stickers for vehicles, boats and trailers in the community which will be compulsory for all residents to place on their vehicles, boats and trailers. We have received several complaints from residents about vehicles that drive by slowly and appear to be casing the area. Homeowners do not want to call the Oakland police because they are unsure as to whether the person is a resident of Johns Landing. If everyone places the stickers on their vehicle you will know if they are a resident of Johns Landing. The sticker will also verify that the vehicles parked at the entrance lot belong to residents of the community. The sticker on boats will help to determine if the person launching a boat at the Johns Landing community dock is a resident. We have had reports of people that don't reside in Johns Landing using the community dock and blocking driveways with their trailer.

Website

The newly redeveloped Johns Landing website is active and has all relevant information for residents of the Johns Landing Community. Included are online forms for your utilization and convenience. Please visit the website at www.JohnsLandingHOA.com