

VILLAS II HOME OWNERS ASSOCIATION, INC.  
3929 OLD ROAD 37  
LAKELAND, FL 33813-1153

Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

This letter is to inform you that you are in non-compliance with the Declaration of Restrictions of Villas II Article VII PLANTING AND MAINTENANCE OF SHRUBBERY AND LANDSCAPING which reads: "No trees, shrubbery or landscaping effects of any kind shall be installed on any IMPROVED LOT outside the three foot area surrounding the OWNER'S Villa without prior written consent of the ASSOCIATION. The LOT OWNER shall maintain all trees shrubbery and landscaping on the LOT OWNER'S property, including trimming and fertilizing."

Caring for the 3 foot around your Villa is your responsibility. Weeds and overgrown plants are in need of weeding and trimming. The circle of landscape blocks is for small trees, shrubs, or flowers which now is just weeds. The Declaration of Restrictions ARTICLE VI EXTERIOR BUILDING MAINTENANCE: Section 3 reads "If the OWNER fails to affect such maintenance or renovation, the ASSOCIATION shall have the right to maintain the exterior of any Villas, including appropriate landscaping. The ASSOCIATION shall have the final authority in determining when such maintenance shall be done by the ASSOCIATION. Enforcement shall be as stated in ARTICLE XV, ENFORCEMENT OF PENALTIES, FINES; LIENS AND RESTRICTIONS AND RULES AND REGULATIONS OF THIS DECLARATION OF RESTRICTIONS AND THE ASSOCIATION shall have the authority to impose a fine upon the owner's lot for the uncompensated portion of the maintenance service cost."

We are asking you to take care of this matter by hiring or you taking care of the exterior 3 feet of your Villa, before any action by the Association that may result in a fine on your property.

Sincerely,

Villas II Homeowners Association Board