

Seville Condominium 12, Inc.
c/o Condominium Associates
3001 Executive Drive, Suite 260
Clearwater, FL 33762

June 23/24
August 21, 2023

Re: Seville Condominium 12, Inc.'s Notice of Intent to Prospectively Enforce Association Restrictions

Dear Seville Condominium 12 Homeowner/Resident:

As you know, the Board of Directors (the "Board") of Seville Condominium 12, Inc. (the "Association") is charged with the responsibility for administration, operation, and maintenance of the Seville Condominium 12 condominium and with the responsibility of enforcing the Declaration of Condominium Ownership of Seville Condominium 12 ("Declaration"), the Bylaws for Seville Condominium 12, Inc., the Articles of Incorporation of Seville Condominium 12, Inc., and the Association's rules and regulations, as may be amended from time to time (collectively referred to as the Association's "Restrictions").

The Board is committed to maintaining the beauty of the Seville Condominium 12 condominium, protecting the aesthetics of the community, promoting safety within the community, and ensuring that the Restrictions are consistently enforced. In an effort to ensure that the Restrictions are consistently enforced, the Association is writing to officially notify you, and other residents, that the Association will continue with its enforcement of the Association's Restrictions. The Association has adopted a uniform policy regarding enforcement of the Association's Restrictions and will proceed with enforcement of non-compliance matters. It is the duty of each Owner to maintain the exterior of their property in a neat and attractive condition, free from hazards, and in compliance with the Association's Restrictions; including, but not limited to, the following items:

1. Architectural Review Committee review and approval is needed prior to the commencement of modifications to a Unit and within the unit boundary as defined in Section 5.3 of the Declaration.
2. All trash is to be properly disposed of inside of the trash receptacles and dumpsters. No trash or debris shall be stored next to or outside of the dumpsters and trash receptacles.
3. No loose trash shall be stored anywhere on the property at any time.
4. All pet refuse and waste must be promptly removed and properly disposed of in trash receptacles.
5. Tenants/Occupants must be properly approved, by the Association, prior to occupancy, in accordance with the Association's leasing policy and restrictions.

Notwithstanding any previous maintenance projects completed by the Association in years past, Unit Owners are responsible for the maintenance, repair, and replacement of the entire interior of the Unit lying within the boundaries of the Unit, and all other property belonging to the Unit Owner, together with, structural and nonstructural items within a Unit boundary, at the unit owners sole cost and expense; including, but not limited to:

1. Hurricane screens, shutters, windows, and window coverings.
2. Interior nonstructural walls.
3. The entrance door and all doors within in and affording access to a Unit.

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4. Electrical (including wiring), servicing the specific Unit and located within the Unit boundary.
5. Plumbing (including fixtures and connections), servicing the specific Unit and located within the Unit boundary.
6. Heating and air conditioning equipment.
7. Fixtures, outlets, appliances.
8. Floor coverings.
9. Individual HVAC Drain Lines
10. Dryer Vents
11. Water intrusion resulting from leaks within a Unit Boundary.

Further, Unit Owners are responsible for any maintenance, repair, or replacement arising from or necessitated by the negligence, misuse or neglect of the owner and/or his/her tenant, occupant, or guest.


Therefore, please assess your property and address any outstanding compliance matters immediately and prior to ^{June 23} February 1, 2024. If, after the issuance of this letter violations of the Association's Restrictions continue, the Association will proceed with enforcement action and may exercise its available remedies to obtain compliance, including, but not limited to, the levying of fines for noncompliance with the Association's Restrictions and its right to take action to remedy and correct outstanding violations.

Thank you for your time and attention to the foregoing and your continued support and interest in the community as all residents work together to improve our community. Should you have questions, comments or need additional information, please contact the Association's Community Association Manager, Scott Ussia at sussia@condominiumassociates.com.

Respectfully,

Board of Directors of
Seville Condominium 12, Inc.

 president 6/23/24

 secretary 6/23/24