

Palms at Casey Key Homeowners Association, Inc.
c/o Sunstate Association Management Group
PO Box 18809, Sarasota, FL 34276
Telephone: 941-870-4920 / Facsimile: 941-870-9652
www.sunstatemanagement.com

1/13/2020

Dear Homeowner(s);

Living in a planned community involves the consideration of all residents to abide by the deed restrictions. We at Sunstate Association Management Group would like to remind everyone that no matter how big or how small, we are required to send out notices for every violation on the outside of your homes.

This letter serves as a friendly reminder to kindly ask all homeowners to please keep up with the maintenance of your homes.

Some specific items that we have noted on some of the homes are as follows;

- Personal items left in the yard for long several weeks.
- Trash cans left out in view of the street.
- Boats, trailers and Kayaks parked in the yards and visible from the street.
- Lawns need to be Fertilized and maintained on a regular basis.
- Panting beds need to be weeded and wood chips maintained.
- Unapproved landscaping changes are not allowed.
- Storm shutters should not be left up year round.

As we are sure you know, one reason for having such restrictions is to protect the rights of homeowners in the community, both yours and those of your neighbors. Another reason is to assure all properties are attractively maintained to preserve the collective character and value of our neighborhood in a manner consistent with the original design of the development.

In addition to the items listed above, there are some concerns brought to the attention of the HOA including, parking. Parking in places other than directly in front of your own home has caused significant frustrations among many residents. Parking in front of mailboxes is discourteous to fellow neighbors and creates issues when turning vehicles around when picking up mail. It also creates issues as overhanging bumpers do not allow lawn maintenance to properly service the property creating a shabby appearance when the vehicles are moved. Parking preferences are as follows: 1 Vehicles in garage. 2 Vehicles in driveway. 3 Vehicles parked directly in front of your own home.

Parking has also created issues with guests and residents parking with tires on grass and parking vehicles across from each other where it makes it difficult to pass. This is extremely dangerous as if an ambulance or firetruck needs to pass through, their egress would be blocked. This is a violation of County Ordinance. We remind you that the residents are responsible for their guests and visitors. Please make sure you and your visitors comply.

If your home and vehicles are already in compliance with the association deed restrictions, we sincerely thank you for all you do to make Palms at Casey Key a beautiful place to live.

If you have any of the violations listed above or as listed in your documents, we appreciate your prompt attention to this matter. We find in most cases homeowners respond to this notice by immediately correcting the problem.

If you are in violation, please send me an email at brian@sunstatemanagement.com with a written action plan on when you plan to fix the violation. We thank you for making Palms at Casey Key a better community.

Sincerely,
Brian Rivenbark/LCAM for the
Board of Directors for
Palms at Casey Key Homeowners Association Inc.
cc: Homeowners File.
Attachment: PaCK Punchlist