

Estates at Turtle Run Homeowners Association Inc
c/o Benchmark Property Management, Inc.

7932 Wiles Road
Coral Springs, Florida 33067
(954) 344-5353 Fax (954) 344-5399

Dear Homeowner,

The board of directors would like to take this opportunity to introduce our new property manager, Tony Gannacone from Benchmark Property Management; he is experienced and committed to helping us improve our community.

Notwithstanding our efforts to increase our collective property values, we cannot do this alone; we need every homeowner's support and participation. It is only with your cooperation and support in adhering to our deed restrictions and maintaining your own property that we can achieve our goal of enhancing our community's appearance.

While most of the homes in our community are in good condition, we have noted that several homes remain in need of having various maintenance items addressed. The lack of maintenance on these homes detracts from the overall aesthetics of the community.

Please remember that it is each homeowner's obligation to read and adhere to the Association's Governing Documents. If the former owner of your home failed to provide you with these important documents, you may obtain a copy by calling and ordering a set from our management company at the above listed phone number for a cost of \$55.00 or you can review and download a full set from the association's new community website at theestatesatturtlerun.com.

As a starting point for assessing the appearance of our community, we recently performed an initial drive around and inspection. The most frequently noted violations and their required maintenance/corrective actions are as followed, but not limited to:

HOMES and LOTS:

- Garbage and recycling receptacles may only be placed outside the evening before a scheduled pick-up day and should be removed as soon as possible after pick-up on the same day. Receptacles may not be stored outside of the home in plain view.
- Garage doors should be free of dents, dirt, mold and mildew.
- Rotted fascia, wood, or trim on the homes should be repaired or replaced.
- Roofs should be cleaned to remove dirt, mold or mildew.
- Driveways require cleaning to remove dirt, mold and mildew and expansion joints should be regularly treated to prevent weed growth.
- Paver portions of driveways and walkways should be regularly treated to prevent weed growth in the joints and require repair or replacement of any broken, missing and uneven pavers. Please note any pavers **MUST** be approved via an association architectural review **BEFORE** being installed (see end of this letter).
- Damaged fences and gates should be repaired.
- Damaged screens that are visible from the street should be repaired.
- Vehicles may not be parked on landscaped areas such as the lawn or swales, doing so can cause significant and expensive damage to the landscaping and irrigation system.
- Garden hoses should be stored out of view or neatly coiled.
- Holiday decorations should be taken down preferably within 14 days after the holiday, but under no circumstances should decorations remain in place longer than 30 days after the holiday.

We ask each of our homeowners to *please carefully inspect the exterior of your homes and lots* and make the necessary improvements no later than **October 1, 2024.**

Please be advised that regular follow-up inspections will be made every 45-60 Days thereafter to ensure compliance.

Please be advised that the board of directors has authorized our property management company to take a consistent approach in dealing with violations. To that end, the board will be creating a grievance committee who will have authority to approve fines against non-compliant homes. The board is committed to taking a uniform and nonselective approach to this process with the cooperation of all homeowners being of utmost importance. If you receive a violation notice from the association, please take it seriously. If you are not able to comply within the required time frame set forth in the letter, please reach out and communicate your need for a reasonable extension. We are willing to work with everyone to avoid unnecessary enforcement action.

Architectural Modifications:

While the board has no problem with residents adding upgrades to their homes, the HOA documents require that we maintain a high level of aesthetic continuity. Therefore, please remember that the association must approve any work done to the exterior of your home or to your lot that is visible from the street. This is including, but not limited to the installation of storm shutters, fencing, landscape features, repainting or reroofing of homes, etc. Homes may only be painted in approved colors with prior authorization (this applies even to homes being repainted in an existing color). You can also get an Architectural Approval Form from Benchmark Property Management, Inc. at 954-344-5353 and request an Architectural Approval Form be faxed, mailed or e-mailed to you. Forms will also be available on the association's website at theestatesatturplerun.com, carefully follow the instructions on the form to expedite the process. Any work that is done without prior approval is subject to removal or may have to be re-done at the owner's expense!

With the cooperation of all of our residents, we expect to see dramatic improvements in our property. Please help us to keep our community a beautiful place to live.

THE BOARD OF DIRECTORS