

Dear Forest Lakes Residents,

There has been a question as to the existence of deed restrictions in your neighborhood.

To be clear, each of the subdivisions (units) of the Forest Lakes Country Club Estates were initially made subject to deed restrictions by the developer(s) of each subdivision, which deed restrictions have not expired on their own terms or otherwise been terminated by any voluntary process.

The real questions are do either Forest Lakes Country Club Estates Homeowners Association, Inc. and/or do individual residents have the ability to enforce them through legal means?

These issues were brought to the residents and discussed at each of the 3 previous annual board meetings.

A motion to proceed with Revitalization was brought to the floor and discussed at the most recent annual meeting of Forest Lakes Country Club Estates Homeowners Association, Inc. The motion was put forth for a vote. The residents voted unanimously against proceeding with Revitalization.

In answer to the questions above, 1) the process of Revitalization would provide status for the restrictions, but would not provide for enforcement by Forest Lakes Country Club

Estates Homeowners Association, Inc. And, 2) it would give individual residents the ability to enforce the restrictions by bringing legal suit against each other.

Thus, with considering the financial costs to Forest Lakes Country Club Estates Homeowners Association, Inc., and the cost in time requiring neighborhood involvement, and the most recent unanimous vote by residents, your Board(s) have chosen not to undertake a Revitalization effort at this time—particularly with the competing and enduring threat of golf course development.

Board(s) have proceeded with legal advice to maintain the character of the neighborhood through the encouragement of compliance versus legal enforcement. All complaints and perceived violations are individually addressed via the process defined on the flccehoa.com website in the Restriction Compliance tab.

Thank you in advance.

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Attorneys & Counsellors At Law