

April 8th, 2016

VIA U.S. MAIL

Membership

**Re: The Sanctuary Community Association, Inc.
Membership Compliance - Intention to Enforce Covenants Relating to Fencing**

Dear Membership:

The Board of Directors (“Board”) for The Sanctuary Community Association, Inc. (“Association”) is committed to ensuring that the Association remains a first-class community in Central Florida that adheres to its governing documents as required by Chapter 720, Florida Statutes. As many of you are aware, Article IV, Section 21(e) of the Association’s Declaration of Covenants, Conditions, Restrictions, and Easements, as amended, (the “Declaration”), prevents owners who are not on corner lots from installing a fence “forward of the rear side of any residence.” Despite this language, the Board is aware that many homeowners have improperly installed fences closer to the street than the rear of their residence. Some of these homeowners have obtained the Association’s Architectural Review Committee’s (the “ARC”) approval subject to the ARC’s Community Development Standards. Others are believed to have received the approval for these non-conforming fences from the developer itself.

Despite the uneven enforcement of this provision in the past, the Board is committed to strictly adhering to the requirements of its Declaration, and Florida law, on this issue from now on. This does not mean that the Association will require fences already installed and approved by the ARC to be removed. Instead, the Board has advised the ARC to no longer approve the installation of fences that do not conform to the requirements stated in Article IV, Section 21(e) of the Declaration. Consequently, going forward, all ARC applications submitted for the construction/installation or re-construction/re-installation of a fence on a residential lot must strictly comply with the Association’s governing documents as they exist on the date of the submission.

Please understand that when each of you purchased your respective home within the Association, you covenanted and agreed to comply with the provisions of the Declaration. The Board of Directors sincerely expects that its actions will positively benefit the Association through its commitment to ensuring that all improvements on all lots comply with the Declaration. But, it will take your efforts, as the membership, to ensure this goal is achieved; it must have all homeowners equally committed to ensuring compliance with the architectural review standards and guidelines for the Association.

Finally, please accept this correspondence as the Board of Director’s notice to the membership that all members must comply with *all* provisions of the Declaration. This correspondence shall not operate to waive the Association’s or the Board of Director’s rights or remedies to enforce against any violations of the Declaration not specifically addressed herein. Although the Board of Directors is always willing to work with each homeowner to bring his/her lot into compliance, the Board of Directors will be forced to take action against any homeowner who does not comply with the Declaration or other Association governing documents.

Sincerely,

Board of Directors
The Sanctuary Community Association, Inc.