

January ____, 2017

RE: Town of Miami Lakes

Dear Homeowner,

We have been advised that there are outstanding issues in your neighborhood regarding the maintenance of streets, green areas, lights and other common areas. The common areas in your neighborhood, which may include light poles and roadways, are private in nature and require maintenance by you and your neighbor's. Accordingly, failure to maintain these areas as required by local law may expose you to citations, penalties and potential liability. Additionally, your failure to maintain your common areas create and adverse impact to the health and wellbeing of Miami Lakes' residents living and traveling through your neighborhood.

A review of public records reveals that your neighborhood's Home Owner Association has been inactive for some time, and has failed to file and record certain documents required by law. In the town of Miami Lakes it is common for Home Owner Associations to have ownership and responsibility for the maintenance of common areas. The non-existence of an active home owners association in your neighborhood may create a personal liability for you.

There are several laws that impact your ability to re-activate your homeowner association. Additionally the re-activation will require a joint effort by you and your neighbors in order to meet Florida Law requirements. In order to determine the necessary steps, you should consult a licensed attorney experienced in homeowner association law. As the Town of Miami Lakes, we cannot provide you with legal advice. However, given the seriousness of this matter and its effect on other Town residents, as a courtesy we would like to provide you with an educational forum on this matter.

It is our hope that by providing you with an educational forum that will allow for dialogue and education on this of this matter, that we will be able to assist you in adopting a solution. Accompanying this letter is information on our educational forum. It is important to stress, that this is a voluntary process.

Sincerely,

Raul Gastesi, Jr.