

The Towns at Lakeside Association, Inc.

321 Interstate Blvd., Sarasota, FL 34240

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July 29, 2019

Dear Owner:

Correction: Screen Door Restriction

As you are aware, homeowners in this community are subject to the Declaration of Covenants, Conditions and Restrictions of the Towns at Lakeside Subdivision. The Association also adopts rules and regulations regarding the exterior appearance of the homes in the community. It has come to the Board's attention that there may not have been consistent and accurate interpretation and enforcement of the Association's standards regarding the ability of owners to install screen doors in the community, and that over the years, owners may not have been fully aware of their obligations under the restrictions, rules, and regulations.

Article IV, Section 28 of the Declaration states:

The front door of each residence constructed on a Lot shall be maintained in an attractive manner. No screen doors shall be permitted .

The Board has met with the Association's attorney regarding this issue. Despite the fact that certain screen doors may have been approved in the past, Florida law allows the Board to enforce this restriction on screen doors in the future. Only the screen doors that have been approved in the past for the following homes will be permitted to remain in place until they are removed: **1070 Jonah Drive; 1092 Jonah Drive; 1182 Jonah Drive; 1191 Jonah Drive; and 1269 Jonah Drive**. They will not be able to be replaced for any reason. Please disregard any provision in the Association's Architectural Guidelines that discuss the ability to install a screen door in the community.

The purpose of this letter is to formally inform all owners and put them on notice that the Board of Directors and its management company are committed to full and uniform enforcement of the Association's restrictions, rules, regulations, and owner maintenance obligations from the date of this letter forward. No new screen doors of any type will be permitted. The only way for screen doors to be permitted in the future is for the Association to conduct a formal vote and get membership approval to amend its Declaration to remove the current prohibition on screen doors.

If you have any questions about any rules, regulations, standards, restrictions, or any procedures necessary for obtaining advance approval for changes to the exterior of the home, please contact the management company or a member of the Board for assistance. The Board thanks you in advance for your continued cooperation.

For clarification, PHANTOM RETRACTABLE SCREENS, are not doors , and all existing approved installations remain in place. Requests for new installations, as per the Guidelines adopted Mar. 25th. 2008, will continue to be permitted, upon submission of an Architectural Approval Request Form.

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Board of Directors