

Dear Unit Owners,

This notice is being sent to all owners pursuant to the Association's duties to operate, maintain, and manage the Condominium and to keep owners reasonably informed regarding Association matters affecting the community.

The Board has received notice from the Florida Offender Alert System that a registered sex offender has moved into the Condominium as a tenant. Based on the information provided to the Association, this individual is residing in the building as an *unapproved tenant*.

1. Lease approval violation and governing documents

The Declaration requires that all proposed tenants be submitted to the Association for review and approval before occupancy. The Declaration also prohibits registered sex offenders from residing in the building. The unit owner associated with this tenancy did not submit a completed application for tenant approval prior to move-in, which is a violation of the Declaration and the Association's leasing/occupancy procedures.

The Association is addressing this matter as a formal compliance issue under the Condominium governing documents and applicable Florida law.

2. Actions being taken by the Association

The Association has commenced enforcement steps with the unit owner, including (as applicable):

- Demand that the unapproved tenancy be terminated and the unit returned to compliance; and
- The filing of an eviction action authorized under the governing documents of the Association and Florida law to ensure compliance.

Because enforcement activity may involve confidential legal strategy and/or protected information, the Association will not provide additional details beyond what is appropriate to share with the membership.

3. Resident safety and reporting reminders

The Association takes resident safety seriously. Residents should continue to use ordinary safety precautions at all times. If you observe suspicious activity or believe there is an immediate threat, call 911. For non-emergency concerns, contact the appropriate law enforcement agency.

Owners and residents may also review official public information through Florida law enforcement resources regarding registered individuals. Please rely on official sources for any such information.

If you have questions regarding this notice, please contact Ameritech for additional details.¹

Sincerely,

The Board of Directors