

Long Leaf Plantation

HOME OWNERS ASSOCIATION, INC.

P.O. Box 766, DeLand, FL 32721-0766

April 21, 2020

Dear Homeowner,

The HOA covenants have long been an effective tool that helps maintain Long Leaf Plantation as an exceptionally desirable place to live, raise a family and own a home. As our covenants were last revised in 2011 the current elected Board of Directors is in unanimous agreement on the proposed revisions and is now asking for your vote to revise our covenants so that they better continue to serve the needs and well-being of our neighborhood.

Over the past four years the HOA Board has spent many hours in meetings and discussions regarding proposed revisions to the covenants that will better benefit the neighborhood. Of particular note is our proposed wording that will allow the board to assess daily fines against homeowners that are in continued violation of our rules. The volunteer residents serving on our HOA board and especially the Architectural Control Board do not have unlimited time and energy to devote to a few homeowners who seem to have a chronic, long, ongoing history of covenant violations. That is why we particularly hope you will vote to approve the ability of the Homeowners Association to assess daily fines against chronic violators. The Board hopes that violations will be corrected promptly to avoid a daily fine and doesn't really feel fines will resort in any significant income. The ability to assess fines for violations is also expected to save on arbitration and lawyer fees.

In January of 2019 the Board hired attorney David Braun. Mr. Braun has educated the Board on current Florida state laws regarding Homeowners Associations and the defined legal rules for residents to follow when voting for or against proposed revisions. Mr. Braun has reviewed and approved each proposed revision as reasonable per Florida law. A notary is **not** required for your signature. Also, homeowners may vote to accept all proposed revisions or to vote for each proposed revision separately. Please review and vote for the proposed revisions that run from from page four (4) through page seventeen (17). All text in red is proposed newly added content while all text slashed through has been removed to provide better clarity or eliminate confusion from the newest content. You may vote for these proposed revisions in ONE of the 3 ways described below.

1. You may vote YES you agree or NO you don't agree to each proposed revision.
2. You may designate a board member to vote on your behalf by printing their name in the designated space.
3. You may vote for ALL proposed revisions with one check mark.

**The 15 page document describing the 15 proposed revisions can be viewed and printed by visiting:
answerbooth.com/proposedrevisions.**

In order to make these Covenant changes effective, we must file them with the Volusia County Court after approval of 60% of homeowners of our community.

Any Board member below will be happy to answer your questions. We ask that you vote, sign and mail your ballot in the enclosed envelope by **May 8, 2020**.

Sincerely,

Long Leaf Plantation HOA Board Of Directors
Teri Christopher- 494 Black Ironwood Dr- 386-943-8812
Don Sanz- 1088 Torchwood Dr- 386-738-1461
Henry Boekhoff- 533 Princewood Dr- 386-956-4260
Lewis Nighswonger- 826 Torchwood Dr- 386-736-0300
Don Day- 1627 Red Mangrove- 703-850-3110
Heather Greiner- 604 Black Ironwood Dr- 407-617-1836