



Coconut Grove Court Owners Association, Inc.

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December 1, 2022

To: All Homeowners and Residents of Coconut Grove

Re: Policy Resolution Number: 2022-01, 2022-02, 2022-03, and 2022-04

Dear Neighbor,

Our current rules and regulations (Article VIII Use Restrictions) in our Covenants, Conditions, and Restrictions (CC&R) were established over 18 years ago by the developers of our neighborhood. They were written in the typical legalese fashion, making them difficult to understand and implement. Over the past month, your Board has taken a deep dive into our Restrictions and has adopted Resolutions to *clarify and improve their functionality*. We conducted extensive research to ensure compliance with local, state, and federal laws. Additional measures were taken to ensure these Resolutions do not contradict or violate our CC&R.

When you purchase a home that is part of an HOA, you automatically become a member of that Association and are responsible for following its rules and regulations. At first glance, rules for a neighborhood may seem restrictive; however, the primary purpose for having rules and regulations is to *protect your investment as a homeowner*. We live in a very compact neighborhood, and your property's value is directly related to the value of the remaining properties in our community. What you do or do not do to your home and its property *does* affect your neighbor and vice versa.

We encourage homeowners to respectfully address concerns with their neighbors and receive concerns from their neighbors in the same manner. More often than not, this approach will resolve most issues. It is not the Board's purpose or intention to serve as the neighborhood warden. Ensuring members remain compliant with the Association's Rules and Regulations and issuing warnings or violation notices is one of the least favorite functions of the *volunteer* Board members. However, when necessary, it is the Board's fiduciary duty to enforce the restrictions fairly, in good faith, and based on what is best for the entire community. Compliance enforcement should not be considered punitive in nature but rather aimed at promoting uniform, esthetically pleasing communities, which in turn preserves property value for all members. Therefore, all of the rules must apply to all of the residents all of the time.

With reasonable and fair minds and in a good faith effort, a great deal of time and effort was spent in establishing these Resolutions to ensure they were complementary to our governing documents and did not create any undue burden on homeowners. In adopting these Resolutions, it is the Board's sole intent that they provide a clear, systematic, and non-discriminatory method to better serve, and for the benefit of, the Association and its members.

These Resolutions will be **effective January 1, 2023**. All homeowners and/or tenants are responsible for becoming familiar with the CC&R and all adopted Policy Resolutions. A lack of awareness of the contents of our governing documents and adopted Resolutions does not preclude your compliance. It is the responsibility of all homeowners and/or tenants to ensure the Association has a current email address on file in order for you to receive important news and notifications.

Every effort is being made to ensure all homeowners and tenants are aware of the Rules and Regulations of our Association in the following manner:

- This notice will be posted on every door (without attachments).
 - This notice and the following attachments are being emailed to all residents with a current email address in our database.
 - This notice and the following attachments will be posted on our website.
1. Policy Resolution Number 2022-01 (Creation and Use of Resolutions)
 2. Policy Resolution Number 2022-02 (Rights & Responsibilities for Better Communities)
 3. Policy Resolution Number 2022-03 (Amended & Restated Rules and Regulations)
 4. Policy Resolution Number 2022-04 (Violation Enforcement Policy)

Please feel free to contact the Board members by mail, email, or through the Contact form on our website.

Wishing you a peaceful and joyous holiday season; I remain

Respectfully,

Maxine C. Vaccarella
CGCOA Board President