

PARRY VILLAGE, INC.

To: All Parcel Owners

Re: Enforcement of Governing Documents

Date: March 30 2026

Dear Association Member:

One of the basic tenets of community association living is the need for adherence to the covenants contained in the Governing Documents, which include the Declaration of Covenants, Conditions, Restrictions and Easements for Parry Village, Inc. (the "Declaration"), Bylaws, Articles of Incorporation and Rules and Regulations, as well as the provisions of the Homeowners Association Act (Chapter 720, Florida Statutes).

It is the Board's responsibility to enforce the Governing Documents and adhere to the Florida Statutes while doing so. The Board has recently become aware of a restriction which has not been consistently enforced, that restriction being found in Article 13.1.3 of the Declaration regarding Board approval for leasing of units, and has determined that the foregoing provision will be strictly enforced, prospectively. That means, notwithstanding what has occurred in the past, the Board will prospectively enforce this provision as well as all other provisions of the Governing Documents.

The covenants and restrictions contained in the Governing Documents (including the Rules and Regulations) are made for our collective benefit. We must follow the terms of the Governing Documents as presently set forth. Accordingly, the Board has adopted the attached Resolution which is intended to "draw a line in the sand" and provide notice that all of the provisions of the Governing Documents, including the provision of the Board approval for leasing of units, shall strictly and uniformly be enforced. A copy of the Board's Resolution in this regard, with the full text of the foregoing provision of the Deed Restrictions, is attached for your files.

Nothing in the attached Board resolution should be deemed to excuse or "grandfather" any other violations nor does it excuse any monetary obligations owed to the Association.

Sincerely,

**BOARD OF DIRECTORS
PARRY VILLAGE, INC.**

By: 

cc: Marty Platts, Esq.

BOARD RESOLUTION

PARRY VILLAGE, INC.

WHEREAS, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association; and

WHEREAS, the Board's duties include the enforcement of the Declaration of Covenants, Restrictions and Easements for Parry Village, Inc. (the "Declaration"), Articles of Incorporation, By-Laws, and Rules and Regulations promulgated thereto (collectively the "Governing Documents") and all amendments thereto; and

WHEREAS, Article 13, Section 13.1.3, of the Declaration provides that the Board has the authority to approve all leases; and

WHEREAS, the Board believes that enforcement of the existing restrictions as found in the Declaration is necessary for the maintenance of property values on the Property; and

WHEREAS, after investigation by the Board, it appears that the foregoing restriction has not been uniformly enforced; and

WHEREAS, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the governing documents with regard to Board approval for leases; and

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all residents of the policies contained in the Governing Documents as they relate to leasing of units; and

WHEREAS, the Board has adopted the following Resolution at a duly noticed meeting and wishes to provide each Homeowner with notice of the Association's intentions.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and each and are incorporated herein in their entirety by reference.
2. Article 13, Section 13.1.3, of the Declaration provides as follows:

Board Right of Approval. The Board shall have the authority to approve all leases, which authority may be delegated to a committee or management agent. The Board shall have the authority to promulgate or use a uniform lease application and require such other information from the proposed tenant as it deems appropriate. The Board shall have the right to delegate the screening of proposed tenants to a committee, a managing agent, or a tenant-screening entity. The Association may

charge a fee for consideration of lease applications that does not exceed two hundred dollars (\$200.00) per transaction. The Board may require an interview of any proposed Tenant, spouse and all proposed Occupants of a Lot as a condition for approval.

- Henceforth, the Board will strictly enforce the Governing Documents, including, but not limited to Article 13, Section 13.1.3 of the Declaration with regard to leasing of Units. Based on the foregoing, going forward, all leases of Units must be approved by the Board.

30th This Resolution was adopted at a duly noticed meeting of the Board of Directors on the day of March, 2026, and shall be considered effective as of that date. The foregoing shall not excuse, forgive, or "grandfather" any monetary obligations owed to the Association.

WITNESSES:

Clare Simon
Signature

Clare Simon
Printed Name

[Signature]
Signature

Barry Belf
Printed Name

PARRY VILLAGE, INC.

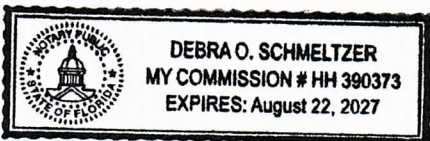
BY: [Signature]
James Thiessen, President

Date: MARCH 30 2026.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026 by James Thiessen as President of Parry Village, Inc. a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced _____ (type of identification) as identification.

My Commission Expires:

8/22/2027



[Signature]
Notary Public

DEBRA O. SCHMELTZER
Printed Name