

THE MEADOWS OF WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

Date: [DATE]

To: [OWNER NAME]

Address: [OWNER ADDRESS]

Re: Prohibited Rental Activities - **VIOLATION NOTICE** - [PARCEL ADDRESS]

Dear [OWNER NAME],

The Association has identified prohibited rental activities at your property that violate Article VIII, Section 8.1 of our Declaration of Covenants, Conditions and Restrictions (CCR) and established lease requirements.

VIOLATION DETAILS:

- Property: [PARCEL ADDRESS]
- Current Permit: [PERMIT TYPE/CLASS] - [STATUS]
- Date(s) of Violation: [DATES]

PROHIBITED ACTIVITIES IDENTIFIED:

- ☐ **Short-term/Transient Rentals** (Airbnb, VRBO, etc.)
- ☐ **Room Rentals** (renting individual rooms rather than entire unit)
- ☐ **Subleasing** (tenant subletting to third parties)
- ☐ **Commercial Hoteling** (temporary housing for business-related occupants)
- ☐ **Lease Term Under 6 Months**
- ☐ Other: [SPECIFY]

EVIDENCE:

- ☐ Online short-term rental listings (platform: [SPECIFY])
- ☐ Multiple short-term occupants observed
- ☐ Commercial use indicators
- ☐ Lease documentation review
- ☐ Tenant/occupant reports
- ☐ Other: [SPECIFY]

CCR REQUIREMENTS VIOLATED: All leases must:

- Be written with minimum 6-month terms
- Prohibit subleasing and room rentals
- Prohibit transient use (Airbnb, VRBO, etc.)
- Be for residential occupancy only

IMMEDIATE ACTION REQUIRED:

1. **Cease all prohibited activities immediately**
2. **Terminate any existing prohibited arrangements**
3. **Remove all online short-term rental listings**
4. **Provide corrected lease documentation** (if lease exists)
5. **Confirm compliance in writing** within 5 business days

CONSEQUENCES OF NON-COMPLIANCE:

- **Permit suspension or revocation**
- **Daily violation fines** until compliance achieved
- **Legal action** for material breach of CCR
- **Assessment of all legal costs and attorney fees**
- **Eviction proceedings** if necessary

RENTAL PERMIT STATUS:

- ☐ Permit remains valid upon compliance with proper lease terms
- ☐ Permit suspended pending compliance
- ☐ Permit revocation proceedings initiated

COMPLIANCE STEPS:

1. Immediately stop all prohibited rental activities
2. Remove online listings and advertising
3. If continuing rental with valid lease, submit corrected documentation
4. Provide written confirmation of compliance

Compliance Deadline: [DATE + 5 BUSINESS DAYS]

Failure to comply will result in immediate Board referral for enforcement action and legal proceedings.

Contact Information:

[MANAGEMENT COMPANY]

Phone: [PHONE NUMBER]

Email: [EMAIL ADDRESS]

Sincerely,

[MANAGEMENT REPRESENTATIVE] [TITLE]

CC: Board of Directors, Owner File, Violation Log