

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: Unauthorized Rental Activity - [PARCEL ADDRESS] - **VIOLATION NOTICE**

Dear [OWNER NAME],

The Association has identified rental activity at your property without a valid rental permit as required by Article VIII, Section 8.1 of our Declaration of Covenants, Conditions and Restrictions (CCR). **Leasing without a valid permit constitutes a material breach of the CCR.**

VIOLATION DETAILS:

- Property: [PARCEL ADDRESS]
- Date(s) of Observed Activity: [DATES]
- Type of Activity Observed: [SPECIFIC DETAILS]
- Current Permit Status: No Valid Permit on File

EVIDENCE OF RENTAL ACTIVITY:

- ☐ Online rental listings identified
- ☐ Tenant occupancy reported
- ☐ Marketing materials/signage observed
- ☐ Multiple short-term occupants observed
- ☐ Other: [SPECIFY]

IMMEDIATE CEASE AND DESIST REQUIRED: You must **immediately cease all rental activities** at this property. Continued rental activity without a valid permit will result in:

- Daily violation fines
- Legal action for injunctive relief
- Assessment of all Association legal costs and fees
- Potential eviction proceedings

TO ACHIEVE COMPLIANCE:

Option 1 - Apply for Rental Permit:

- Submit rental permit application within 5 business days
- Provide all required documentation
- Note: Standard Class permits may be subject to waitlist if 120-unit cap is met

Option 2 - Cease Rental Activity:

- Terminate existing rental arrangements
- Remove all rental advertising/listings
- Confirm cessation in writing to the Association

COMPLIANCE DEADLINE: You have **5 business days** from this notice to either:

1. Submit a complete rental permit application
2. Cease all rental activity and confirm cessation in writing

LEGAL NOTICE: Failure to comply within the specified timeframe will result in immediate referral to the Board of Directors for legal action, including but not limited to injunctive relief and assessment of all costs and attorney fees.

Contact Information:

[MANAGEMENT COMPANY]

Phone: [PHONE NUMBER]

Email: [EMAIL ADDRESS]

Compliance Deadline: [DATE + 5 BUSINESS DAYS]

Sincerely,

[MANAGEMENT REPRESENTATIVE] [TITLE]

CC: Board of Directors, Legal Counsel (if applicable), Owner File