

PENINSULA CORPORATE CENTER ASSOCIATION, INC.

c/o SUPERIOR ASSOCIATION MANAGEMENT

20283 State Rd 7, Suite 219

Boca Raton, FL 33498-6903

(561) 293-3612

September 29, 2025

Dear Valued Members of the Peninsula Corporate Center Association, Inc:

On behalf of the Board of Directors, we are pleased to present the proposed *Fourth Amended and Restated Declaration of Covenants, Restrictions and Easements*, and the *First Amended By-laws*, for your review and approval. This comprehensive update to our governing documents represents a significant step toward modernizing our community, ensuring it remains a vibrant, attractive, and well-managed mixed-use development for years to come. The Board has taken great care to revise these documents thoughtfully, striking a balance between the need for flexibility, fairness, and alignment with current Florida law, while preserving the high standards that define our collective community associations.

We strongly urge you to vote **YES** in favor of adopting the new governing documents. Your vote is critical to shaping the future of our community. Below, we highlight a few key reasons why approving these amendments will benefit our community and all its members.

Why Vote YES? Key Benefits of the Fourth Amended and Restated Declaration:

- **Enhanced Fairness in Governance and Assessments**
 - **Change:** Board decisions on Common Expenses and assessments now require a “reasonably necessary” or “good faith” determination, and assessments must comply with Florida law and Association governing documents (Article 1, Section 1.12(e); Article 7, Section 7.1(f); Article 8, Section 8.1).
 - **Impact:** These standards promote transparency and fairness, ensuring that assessments and Board actions are justified and legally compliant, protecting members from arbitrary decisions and enhancing trust in Association governance.
- **Extended Timelines for Compliance**
 - **Change:** Timelines for addressing stalled construction have been extended from six to nine months, with a 60-day notice period instead of 30 days, and owners may propose remediation plans (Article 4, Section 4.1). Similarly, the timeframe for removing unapproved signs has been extended from three days to five business days (Article 3, Section 3.14).
 - **Impact:** These extended timelines give property owners more reasonable periods to address issues, reducing the risk of disputes and ensuring practical compliance without undue pressure, fostering a cooperative community environment.
- **Residential Development**
 - **Change:** The prohibition on residential development is removed and limited residential development, subject to the restrictions in the governing documents and the City of Boca Raton.
 - **Impact:** By allowing residential development on terms set by the Association, the Association will have the authority to limit residential development. This change further requires such development to abide by the strict criteria outlined in the governing documents in addition to the strict City and County requirements.
- **Parking and Sidewalks**
 - **Change:** Allows parking on streets or setbacks with prior written approval from the Association and exempts property owned by the Homeowners’ Association from this section.
 - **Impact:** Increases flexibility for parking arrangements and acknowledges the distinct governance of the Homeowners’ Association, reducing potential conflicts with residential areas.
- **Storage of Materials; Screening Fences**
 - **Change:** Allows refuse receptacles and standard residential storage items without prior consent if properly screened per Guidelines, but retains the consent requirement for storage tanks, trailer storage, or other large items.
 - **Impact:** Relaxes restrictions for residential owners, simplifying compliance for common items while maintaining oversight for larger items.

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- **Enforcement**
 - **Change:** Adds that if a violation cannot be cured within 10 days, the Association may grant a reasonable extension contingent on good faith efforts and written notice from the violator detailing remedial steps.
 - **Impact:** Introduces flexibility for violations requiring longer resolution times, promoting fairness while maintaining enforcement authority.
- **Modernized Administrative and Governance Procedures**
 - **Change:** Directors can now participate in meetings via modern interactive electronic communication technologies, and liability provisions align with current Florida Statutes (Article 7, Sections 7.4(b) and 7.6).
 - **Impact:** These updates streamline Association operations, improve accessibility for Board participation, and ensure legal compliance, making governance more efficient and responsive to members' needs.
- **Enhanced Fairness and Legal Compliance**
 - Added reasonableness standards for Board decisions (Common Expenses, assessments, parcel subdivision).
 - **Impact:** Option for cure period extensions for violations, contingent on good faith efforts.

Why Vote YES? Key Benefits of the First Amended By-Laws

- **Accelerated Decision-Making:**
 - Reduces the written consent timeframe from 90 to 30 days (Article II, Section 7) speeds up actions taken without meetings, enhancing efficiency in Association governance.
- **Modernized Participation:**
 - Allowing video conference participation for directors (Article III, Section 7) and electronic/digital signatures for consents and notice waivers (Article II, Section 7; Article VII, Section 3) aligns with current technology, improving accessibility and convenience for members and directors.

Our Commitment to the Future

The Board has worked diligently to craft governing documents that modernize our community while preserving its unique character as a premier mixed-use development. These amendments reflect careful consideration of member needs, legal requirements, and the evolving landscape of Boca Raton. By voting YES, you are supporting a forward-thinking framework that enhances flexibility, ensures fairness, and positions Peninsula Corporate Center for continued success.

How to Vote.

Complete and return your ballot by Thursday, October 30, 2025 to ensure your voice is heard. Instructions for submitting your vote are included in the package. If you have questions or need assistance, please contact the Sheri Scarborough, Property Manager at 561.293.3612, or via email at Sheri@superiormgmt.net.

Your participation is vital to the future of our community. We encourage you to vote YES to approve the Fourth Amended Declaration and help us build a stronger, more vibrant Peninsula Corporate Center.

Thank you for your commitment to our community.
Sincerely,

Craig F. Ehrnst,
President, Board of Directors
Peninsula Corporate Center Association, Inc.