

CONTINENTAL

COUNTRY CLUB

A RESIDENT OWNED-COMMUNITY

Dear Fellow Residents,

Included in this mailing is important information that every resident, guest or renter should be aware of with regards to their responsibilities as a person that has chosen to reside in a Deed Restricted Community and part of a Home-Owners Association in the state of Florida.

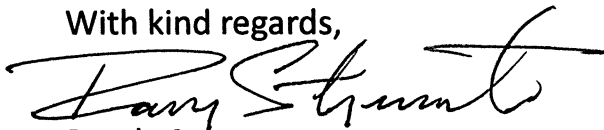
The Board of Directors has commissioned our legal firm, Clayton & McColloh (referred to as CM), to prepare the enclosed information to hopefully help everyone clearly understand the obligations that we all have as members of this wonderful community.

CM legal firm has highly recommended that this packet of information be made available to all our residents as the result of their many years of experience with over 700 associations that they represent. A copy of the CM packet has also been recorded with the Clerk of the Court of Sumter County which was also recommended by our legal firm.

We have had challenges with enforcing non-compliance issues in the past but feel we have solved this issue now by having qualified staff in place to address non-compliance issues with our governing documents.

Please take the time to read the enclosed information. We believe that having a firm understanding of the commitment that each of us has made will help to facilitate maintaining a beautiful and harmonious environment for us all.

With kind regards,



Randy Stegemerten
CCCRO President



Clayton & McCulloh

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Clayton & McCulloh, P. A.
Servicing 25 Counties
Respond to: Orlando Office

March 6, 2023

To Owner(s) and Resident(s) of
Continental Country Club R. O., Inc: _____

Dear Owner(s) and/or Resident(s):

Pursuant to the Association's request, we have advised the Board of Directors regarding how it should address violations of the Association's Governing Documents (e.g., its Covenants and Restrictions, Articles of Incorporation, Bylaws, Policies and Rules and Regulations). Accordingly, we advised the Board that the Association should follow the Florida Statutes and implement the requirements of its Governing Documents. Additionally, we discussed with the Board that part of the purpose of the Governing Documents is to help preserve and protect your property values. However, to maintain and hopefully promote your property values, the Association needs to compel each Owner's and resident's compliance with the Governing Documents.

Unfortunately, we understand that prior Board(s) may not have uniformly, timely and consistently enforced the Governing Documents. Of course, this needs to be immediately changed.

Given the above and to protect all Owners and Residents, the Association intends to enforce and compel compliance with all of the provisions within the Governing Documents. Accordingly, you cannot rely upon any prior policy or procedure of the Board, any past action or inaction of the Board or any past violation as a justification to violate the Association's Governing Documents in the future.

In the event the Association is apprised of or becomes aware of a violation of its Covenants and Restrictions, Articles of Incorporation, Bylaws and/or its Rules and Regulations, the Covenant Enforcement Policy and Procedure that has been adopted to enforce the Governing Documents is as follows:

1. The Association intends to send an initial notice/letter to the violating Owner and/or Occupant pointing out the violation(s) and requesting compliance within the time specified therein (e.g., 15 days of the date of the letter);

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The Clayton & McCulloh Building
1065 Maitland Center Commons Blvd.
Maitland, FL 32751
Phone: (407) 875-2655
Fax: (407) 875-3363

Toll Free: (888) 793-1486

Melbourne Office:
Phone: (321) 751-3449
Fax: (321) 751-3450

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2. If the violation(s) are not corrected within the time period specified in the first notice/letter (e.g., 15 days), the Association will send out its second notice/letter requesting and demanding compliance;
3. If the violation(s) are still not corrected within the time period specified in the second notice/letter (e.g., 15 days), the Association will send out its third and final notice/letter, apprising the violating Owner and/or Occupant that the matter(s) is being escalated and that the Association shall proceed with fining and/or other remedies available to it, which may include any or all of those specified hereafter.

The above time periods are only intended to be approximate. As such, the time periods to be specified in such notices/letters may be altered unilaterally by the Association and/or its management depending on the facts, conditions, etc. Accordingly, such time periods, notwithstanding anything to the contrary, may be altered in the sole unfettered discretion of the Association and/or its management without any further or advance notice of a change.

In the event your violation(s) are not corrected within the time specified in the Association's third letter/notice, the matter(s) will be escalated to compel your compliance. The following will outline various remedies that the Association may and/or will pursue depending on the violation(s):

Remedy 1 - the Association fining the violator(s) [e.g., fining Owner(s), Tenant(s) and/or Occupant(s)], pending confirmation/approval from the Fining Committee;

Remedy 2 - the Association suspending the violator(s) common area use rights (e.g., right to use the amenities);

Remedy 3 - the Association implementing its "self-help" rights. More specifically, the Association unilaterally correcting the violation/problem on the subject Lot (e.g., performing the necessary maintenance and/or corrective action thereon) and seeking to recover the associated cost from the Owner¹; and/or

Remedy 4 - the Association turning the matter over to and directing its law firm (Clayton & McCulloh) to compel compliance. As part and parcel thereto, it is expressly contemplated that if the matter is referred to this law firm, we shall

¹ As you can see, the Association may pursue its "self-help" rights. More specifically, the Association's Governing Documents provide that the Association can go on an Owner's Lot, correct violation(s) and charge the Owner the expense(s) associated therewith. Of course, if the Association avails itself of this alternative and/or additional remedy, it is contemplated that the Association and/or this law firm shall, likewise, pursue recovery of all of the associated expenses.

proceed with mandatory mediation and litigation as necessary to compel the violator(s) compliance.

While the above outlines various remedies the Association can pursue to compel compliance, we hope you will work with your Board of Directors and comply with the Association's Governing Documents for the benefit of the entire Community. Furthermore, we hope each of you appreciate that such letters and the enforcement action(s) referenced above are for the benefit of all the Owners. Moreover, we hope that each and every Member (i.e., Owner) can appreciate the need for compliance by everyone.

As you can tell from the above, the Association intends to compel compliance with each and every provision within the Governing Documents. Nevertheless, a few violations which initially raise the most concern are:

1. Failure to maintain the lots in a neat, clean and orderly condition including, regular weeding of landscape beds, regular trimming of bushes and trees and keeping the lots, including the driveway clutter free;
2. Failure to properly park vehicle(s) (e.g., parking them on the grass within the subdivision or on Association streets overnight); and
3. Constructing buildings, structures or making other improvements, additions and/or changes to the lot(s) (e.g., changes to the outside of the house and/or lot) without first, not only submitting to the Association the plans and specifications, but obtaining its approval in writing and/or obtaining approval from the Association.

Please appreciate that in the event a violation is turned over to Clayton & McCulloh, this law firm will seek to compel compliance with the Governing Documents and may seek to recover the associated attorneys' fees and costs.

To reiterate, the Association intends to compel compliance with each and every provision of the Governing Documents. Accordingly, we hope this letter helps you to avoid violating the Governing Documents in the future, as well as avoid the need for the Association to undertake the enforcement action(s) listed above.

Please understand that this letter is not an indication that you are in violation of any of the Governing Documents. As such, this letter is only for the purpose of helping you avoid future violations. Accordingly, if you are currently violating the Association's Governing Documents, such matter(s) will be dealt with in separate correspondence.

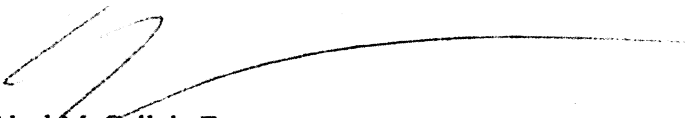
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Given the above, it is hoped you appreciate that the Association has provided you with this letter as it seeks each owners' and residents' cooperation for the benefit of the Community and hopes that each of you will cooperate in this endeavor.

Please work with the Association for the benefit of your Community by complying with the Association's Governing Documents.

Sincerely,
CLAYTON & MCCULLOH



Neal McCulloh, Esq.
NM/rsw