

THE ORLANDO-APOPKA AIRPORT OWNER'S ASSOCIATION, INC.

April 26, 2022

Re: Enforcement of the Declaration of Condominium and its Covenants and Restrictions

Dear Owner/Tenant:

We are writing to you today regarding the use and maintenance of your "Unit" in the Orlando-Apopka Airport Condominium community. As the Board of Directors of the Association, it is our responsibility to enforce the covenants and restrictions contained within the Declaration governing the community, and notify owners of covenant violations or complaints, and ensure that they are abated. Prior to turnover, the Developer controlled Association granted some variances and/or was lax on taking enforcement action against non-complying owners, but as the condominium community builds out, the Board must demand stricter compliance with the restrictions to insure that values of our Units and the hangars built on them remains steady and that Orlando Apopka Airport remains a safe, upscale, and desirable community, consistent in design and general aesthetics.

As set forth in Article V, Section (2)(c) of the Declaration, and the Architectural Guidelines and Procedures adopted thereunder by the Association, the following actions are prohibited:

- 1. Failing to maintain the exterior of the hangar, including the Unit/Lot and landscaping in a neat, clean and attractive manner**
- 2. Failing to obtain prior approval from the Architectural Review Board prior to making ANY changes to a Unit. This includes any improvements, new hangar construction, changes or alterations to an existing hangar or landscaping or grading on a lot. Any new construction or modification to an existing hangar must be submitted for approval by the ARB which will review proposed plans for color, design, roof height and consistency of appearance with surrounding structures.**
- 4. Parking in accordance with the rules of the community**
- 5. Failing to abide by adopted use restrictions which allow aviation related uses only**

Please review all the restrictions and rules contained in Declaration and ARB Guidelines as they are meant to maintain the community's general aesthetic beauty and value. The above list only represents the most common infractions and all owners are encouraged to review all use restrictions.

As set out in Chapter 718 of the Florida Statutes and the Declaration, the Association has the right to seek cooperation and compliance from owners through the filing of a lawsuit, after providing due notice and/or fining as set forth in Chapter 718, F.S. The purpose of this letter is to put you on notice of the Association's intent to pursue enforcement of future violations of the Declaration. We look forward to your cooperation as we seek to improve the beauty and value of Orlando Apopka Airport.

While the Declaration and its restrictions were put on record when the Condominium was created, the Association has taken action to record an additional Notice and Resolution of its intent to enforce the Declaration and adopted ARB Guidelines in the Official Records so that no owners can claim ignorance to the rules governing the community. A copy of this Notice is attached.

Sincerely,
The Board of Directors

