

Law Offices
JENNINGS & VALANCY, P.A.
311 SE 13TH STREET
FORT LAUDERDALE, FLORIDA 33316
TEL. (954) 463-1600 • FACS. (954) 463-1222

February 14, 2018

Unit Owners

Re: Lake Emerald Owners' Association, Inc.,

CEASE AND DESIST-LANDSCAPING ALTERATIONS ON COMMON ELEMENTS

Dear Owners:

We represent **Lake Emerald Owners' Association, Inc.** (the "Association"). The association recently requested that we write to you regarding a matter of great concern. Specifically, we have been advised that some members of the Association may have been performing work on the common elements by replacing trees, trimming shrubbery etc. Please be advised that the unit owners are not permitted to perform any landscaping on the common elements. If you become aware of any landscaping issues that require attention please advise the Landscaping Committee or Management of the issue and the Board will address the same as appropriate.

There are many reasons for this. However, the main reason for this is related to insurance and liability issues. The Association only uses properly licensed and insured vendors for performing landscaping services. This protects the Association in the event that damages or injuries occur during or because of landscaping performed on the property. Another important reason for this is that any changes or alterations to the common areas must be properly approved in accordance with the Association's Governing Documents.

Accordingly, demand is hereby made that the all members of the Association immediately cease and desist from performing any landscaping work anywhere on the property. Any unit owner who is found to be performing any landscaping work may become subject to liability for damages, fines as well as possible legal action. Hopefully, all unit owners will comply with the demands herein and this will not be required.

Very truly yours,

JENNINGS & VALANCY, P.A.

Christopher M. Reed, Esq.