

(Association or Management Letterhead)

July 1, 2017

Dear Unit Owners and Residents of Sunset Royale:

As you know Sunset Royale Association, Inc. (the "Association") is a condominium subject to restrictions contained in the condominium documents. The owners and units within Sunset Royale (the "Condominium") are subject to the rules and restrictions contained in the Association's governing documents. This includes all restrictions set forth in the Declaration of Condominium of Sunset Royale, as recorded in the Official Records of Sarasota County, Florida, Instrument # 2006188996, et seq., as amended (the "Declaration"), and Bylaws Sunset Royale Association, Inc., Instrument # 2006188997, et seq. as amended (the "Bylaws").

The Declaration contains certain Obligations of the Members. The rules and restrictions were created as a means of protecting property values and improving quality of life. These rules and restrictions are meaningless, without enforcement. The Association is, therefore, resolved to uphold the rules and restrictions, by persuasion where possible, and by litigation if necessary. As of Sept. 1, 2017, the Association will be strictly enforcing the rules and restrictions set forth in the Declaration, Bylaws, and the Rules and Regulations established by the Association. A copy of these documents, are available on the Association website www.sunsetroyale.net or by request in writing. The board of directors may adopt or modify these rules and restrictions, from time to time so please refer to the website for the latest versions.

Due to past practices of non-enforcement, or less than adequate enforcement, as well as the substantial passage of time in many instances, it would be impractical to pursue enforcement of past infractions of the rules at this time. However, the Association intends to enforce, on an ongoing basis, all new violations, after the date of September 1, 2017. This, therefore, is what our attorneys call the Association's "clean slate" letter to the owners and residents of the Condominium.

Please be advised that any violation of the Declaration, Bylaws, or Rules & Regulations, which occurs and comes to the attention of the Association after the date listed will result in enforcement action by the Association.

Please be certain to comply with the Declaration, as well as the Bylaws, and Rules and Regulations of the Association, strictly and without exception. The management company, Association, and your neighbors, will be monitoring the condominium property to identify new violations and to compel compliance in all cases, first by notices, and then by formal enforcement action where necessary. If you become aware of

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any new violation which occurs after your receipt of this letter, please inform the Asso-

ciation's management company, with the address, date, and description of the violation. You do not have to provide your name to report a violation. Also, please place this letter with your condominium documents and provide it to the purchaser if and when you sell your unit.

The Association and your neighbors appreciate your cooperation and support in the Association's efforts to enforce the Declaration, Bylaws, and Rules and Regulations, for the purpose of preserving the Condominium as a quality community in which to live and own. Thank you for doing your part.

Sincerely,

Sunset Royale Board of Directors