

Lakes Estates III of Sarasota Homeowners Association, Inc.

c/o Sunstate Association Management Group, Inc.

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Lakes Estates III Residents,

As many of you are aware, we have completed the power washing of the sidewalks and the street drains. In July, our sidewalks were leveled to take away the tripping hazards and make them smoother for walking. In doing so, we have noticed that many driveways and home exteriors are in need of power washing as mold and natural debris have accumulated. This letter is being sent to all residents and should be intended as a notice that we will be conducting driveway and exterior inspections in the next two weeks.

The board has also been aware of a few things over the past months and we would like to address them.

1. If you are doing any work on your front yard or making exterior alterations to your home, you must submit an application to the ACC. These forms can be found on the Sunstate website. (Pictures of all LEIII homes were taken in April 2018 for future reference) www.sunstatemanagement.com. If you do work that is not approved, the board reserves the right to fine you or make you return it to the previous condition. To make it clear, get your approval in writing.

Many of our neighbors have already begun painting in new modern colors, putting in new lawns and plants, and enhancing their properties. This has not gone unnoticed and we truly appreciate your efforts to bring value to our homes and community.

2. Mailboxes are to be painted and maintained by the homeowner. There are particular colors that are exclusive for the community. The light should be on at night and in working order. Contact Nicole at Sunstate for a spec sheet and for information as to how to obtain the correct colors if you need to paint.
3. Grass continues to be an issue. There are only a few types of grasses that are allowed. St. Augustine or Argentine Bahia Grass. You are not allowed to remove the grass and plant a garden without ACC approval. (Peanut plant is not a grass, it is a perennial ground cover and not approved)
4. Roofs and home exteriors should also be power washed if deemed necessary. Any type of mold is unsightly for the community and devaluing for the homeowner and should be treated as required to keep it under control.
5. Trash is allowed to be put out on Sunday after 4:00 PM. Your garbage cans should be put away by Monday evening.
6. Recreational vehicles and boats are not allowed. Please don't ask for approval, the answer is always no. This is clear in our bylaws.
7. Please watch your speed and remind your family, visitors, and maintenance personnel that the posted speed is 19 mph. There is a reason for this and it is safety first. We have many children playing in front or side yards near the road or sidewalks. We also have joggers, walkers, and bicycles that we share our road with. Let's avoid a tragic tragedy by being safe in our community.

If you do receive a notice, you have 30 days to correct it. Don't take it personal, this is why we hire a management company to help us stay in compliance. (Many board members have received notices- we are held to the same standard) Please contact Sunstate once the work has been completed. We are using a software system that logs notices, violations, and pictures for each property.

In addition if you see something in disrepair anywhere in The Lakes common area or Lakes Estates III, call or email Sunstate Management and a work order will be created. 941.870.4920. This includes the pools, tennis courts, lighting, irrigation, door locks, unclean areas, etc.

The Board of Directors is composed of elected volunteers from our neighborhood. (Tom, Brian, Joan, and Kate) We also have two other committees that are volunteers. They are appointed annually by the board but operate independently under the guidance of the rules and bylaws. The ACC (Three members) and the Fining Committee (Five members). Please thank them for their service. They spend many hours each month reviewing the rules and approving applications. If you are interested in any positions, please let us know as 2019 is only a few months away.

Part of our quarterly dues go to the Maintenance Association. There are nine members on this board. In 2018 we have 3 Lakes Estates III Board Members serving this year. (Tom, Brian, and Joan). We have been very active and you will see changes coming very soon. Since January, we have completed the following: added a few tons of shells to the walkway around the lake, the bridge has been repaired, the pools and decks were power washed, a new grill with propane was added, security cameras at the clubhouse are now operational and recording 24x7, three trees at the entrance of Oak View Drive were replaced after the hurricane last year, a new grounds crew was hired to handle plants, grass, and irrigation, electricians have been brought in to address the lighting and electrical issues. Here is what you will see in the next few months- a brand new kids area (Being installed this week), new LED lights for the tennis courts (installed last week), resurfacing of the tennis courts and adding pickleball lines for court one, and a new basketball court area. We are far from done and we will continue to modernize and bring The Lakes back to the highest standards.

We live in an amazing community that has so much to offer. As the fall season approaches the weather breaks. Take an evening or morning walk throughout the neighborhood. Say hello to a neighbor and reconnect or make a new friend (We have some of the best people in Sarasota living here in the Lakes!)

Halloween is a few weeks away and the decorations have already begun. Our part of the neighborhood is one of the heaviest visited areas because of the sidewalks. Expect a few hundred kids and try to keep your walking areas cleared. The last few years the majority of the kids were here between 6:30 and 9:00.

We should have another update on progress in the next few months.

Respectfully,

Your friends and neighbors on the Lakes Estates III Board of Directors