

**March 21, 2015**

To: Forest Lakes Country Club Estates Homeowner,

Forest Lakes is emerging again as a premier Sarasota neighborhood after going through years of difficult times. To take full advantage of our new potential it is important that we recommit ourselves to the standards that originally made this community so desirable and sought after.

We are fortunate to have a voluntary Home Owners Association with supportive residents and a very active voluntary Board of Directors working together to promote and preserve our quality of life here. We rely solely on the annual dues to maintain the activities and responsibilities of the Board. All around Sarasota there are many examples of the extremes to which other neighborhoods exist. Those with no Home Owners Association, no covenants or deed restrictions and no Board of Directors are easy to recognize due to their degenerating appearances. Others require large annual Association Dues to pay for private streets, clubhouses, common grounds maintenance, reserve funds and/or guarded entry gates. Because FLCCE is neither an unsupervised cluster of mismatched homes nor a financially overburdened enclave of cookie-cutter type dwellings, each homeowner should feel fortunate about our unique circumstances here.

Over the years many of our deed restrictions have not been adhered to by some residents. Your FLCCE Board of Directors is reestablishing its commitment to our existing Deed Restrictions, and we will enforce them. The attached Affidavit is a reaffirmation to uphold those Deed Restrictions and is meant to preserve the character and vitality of our community. Existing violations are being grandfathered in, but next time you put a new roof on your home or replace your fence, you will have to adhere to the Deed Restrictions no matter what the other homes have. If we continue to work together with unity and solidarity as we did throughout the golf course negotiations, by honoring our very reasonable financial dues and restrictions, we will maintain and elevate the appearance and desirability of Forest Lakes Country Club Estates and therefore assure its inherent value.

As an FLCCE homeowner, in order to comply with the Deed Restrictions please notify the Board. If you are contemplating any work to be done on your home, complete a "Request for Approval" available in the Documents Section on our website, FLCCE.com, and submit it by email or by mailing it to FLCCE, Pinecraft Station, PO Box 7226, Sarasota, FL 34278. If your home is on The Palms Golf Club at Forest Lakes, determine if there is anything you can do to make the back of your home more appealing. Pressure washing the roof or walls, a little paint or repairing a fence would be a great improvement. It is an exciting time to be a resident in our community.

Finally, the momentum created by Grosvenor Square Capital, LLC and Mattamy Homes with their commitments here should make it evident Forest Lakes is a great location. Investments we make in the maintenance and improvements of our homes should be sound ones.

Thank you,

FLCCE Board of Directors  
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This instrument prepared by and return to:  
Richard A. Ulrich  
Ulrich, Scarlett, Wickman, & Dean, P.A.  
713 South Orange Avenue, Suite 201  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
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March 10, 2015 02:08:20 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**NOTICE**

**FOREST LAKES COUNTRY CLUB ESTATES HOMEOWNERS' ASSOCIATION, INC.**

**CERTIFICATE OF RESOLUTION TO ENFORCE RESTRICTIONS**

The Board of Directors of the Association, at its meeting duly held on <sup>MARCH</sup> February 3, 2015, unanimously adopted the following resolution:

**Resolved**, that, while it is expected that the Restrictions of Forest Lakes Country Club Estates:

1. Unit #1, per Plat thereof recorded in Plat Book 17, Pages 31, 31A and 31B, of the Public Records of Sarasota County Florida, as the Restrictions were originally recorded in Official Records Book 458, Page 674, et seq., as amended, together with exhibits attached thereto, of the Public Records of Sarasota County, Florida;
2. Unit #2, per Plat thereof recorded in Plat Book 18, Pages 3 and 3A, of the Public Records of Sarasota County Florida, as the Restrictions were originally recorded in Official Records Book 509, Page 841, et seq., as amended, together with exhibits attached thereto, of the Public Records of Sarasota County, Florida;
3. Unit #3, per Plat thereof recorded in Plat Book 19, Pages 35 and 35A, of the Public Records of Sarasota County Florida, as the Restrictions were originally recorded in Official Records Book 850, Page 1087, et seq., as amended, together with exhibits attached thereto, of the Public Records of Sarasota County, Florida;
4. Unit #4, per Plat thereof recorded in Plat Book 18, Pages 18 and 18A, of the Public Records of Sarasota County Florida, as the Restrictions were originally recorded in Official Records Book 574, Page 414, et seq., as amended, together with exhibits attached thereto, of the Public Records of Sarasota County, Florida;
5. Unit #6, per Plat thereof recorded in Plat Book 18, Pages 33 and 33A, of the Public Records of Sarasota County Florida, as the Restrictions were originally recorded in Official Records Book 642, Page 249, et seq., as amended, together with exhibits attached thereto, of the Public Records of Sarasota County, Florida;

