



April 22, 2021

**President's Letter – Enforcement of Vintage Grand Governing Documents**

To All Unit Owners:

The Vintage Grand Condominium Association is a not-for-profit Florida corporation which was formed in December of 2005 to run our condominium community. In addition to an obligation to operate and maintain the condominium's common elements, the Association is obligated to uniformly enforce all restrictions set forth in the Association's governing documents, including our Declaration of Condominium, Bylaws and various policies, rules and regulations that have been adopted from time to time by the Association's Board of Directors. Copies of all Vintage Grand governing documents are posted on the Owners page of the Vintage Grand website.

The current Board of Directors has determined that there are several instances where provisions of our governing documents were not consistently enforced by past Boards and/or by employees of various firms that the Association has engaged since 2005 to help manage condominium property and enforce our governing documents. Specifically, occasional exceptions have been made to provisions set forth in Sections 9.1 and 17.4 of the Declaration that prohibit owners from making additions, alterations, or improvements to common elements (e.g., breezeways, landscaping) or to limited use common elements (e.g., balconies and lanais), without obtaining advance written consent from the Board of Directors. There have also been several instances where residents requested and were provided parking permits for vehicles that do not comply with the Motor Vehicle Parking and Towing Policy that was approved by the Board of Directors in March of 2017.

The Board of Directors is now examining ongoing violations and consulting with legal counsel to determine appropriate corrective actions. Some of the current violations may have to be formally "grandfathered in" for specific owners, and enforcement of some existing document restrictions may be temporarily waived for all owners while the Board assesses alternatives. An example of the latter scenario is the Board's decision in late 2019 to temporarily waive the issuing of fines for bicycle storage on balconies and lanais while the Board develops alternatives for secure (locked and monitored) bicycle storage facilities in common areas. However, the existence of any grandfathered violations or temporary waivers of individual restrictions should not prevent or interfere with uniform enforcement of our governing documents in the future. Your current Board of Directors is committed to ensuring uniform enforcement of the Vintage Grand Condominium Declaration, Bylaws and all board approved policies, rules, and regulations, from this date forward.

Cooperation of unit owners and tenants in learning and following the provisions of the Association's governing documents will make Vintage Grand a more attractive and harmonious residential community. Please take the time to review our governing documents. If you have tenants, encourage them to do so as well (the documents that directly affect tenants are posted on the Renters page of our website). If you have questions or concerns, contact our Association Manager, Glenn Aitelli, or any current Board Director.

Yours truly,

Dave Carter, President – Vintage Grand Condominium Association