

PALMWOOD HOMEOWNER'S ASSOCIATION, INC.

John Rodes & Elena Way, Melbourne, FL 32934

Homeowners and current Residents,

February 1, 2023

This letter is being sent to all homeowners who are part of the Palmwood community. The Palmwood HOA has elected a new board and is already working on neighborhood improvement projects. As a part of our efforts to improve the community, we are working to re-establish the practice of sending out violation letters. We ask that each homeowner/resident take the time to ensure that your home and property meet the established guidelines for the community. These guidelines should have been provided during the closing process of the home sale, and/or informed during the rental lease agreement (Management Companies are to provide verbiage in lease agreement). If you (owner) and/or renter (the Management Co.) are not familiar with the Palmwood HOA Declaration of Covenants and Restrictions, the Declarations & Restrictions can be found on our website located at www.palmwoodhoa.com.

This letter is simply a friendly introduction to the newly elected HOA officers, as well as our initial request to *all* homeowners/residents to ensure their homes are in compliance. To that end, this is to initiate everyone on equal footing and allow each homeowner/resident a chance to correct any issues prior to our initial walk-through, after which point, we will send out the first series of violation letters.

Common examples of violations include, but are not limited to, grass/weeds uncut exceeding 12 inches in height, vines growing on/up fence or walls of residence, trash/debris/grilles in front/against the sides of the house or general clutter, items protruding from windows (such as Window AC units), trash cans left out front/in the driveway for extended periods of time (>36hrs), shutters left on the windows outside of storm season >72hrs (wood, metal, etc.), trailers/campers/commercial vehicles parked for extended periods of time (>24hrs), street/driveway vehicle repair (>72hrs), dirty walls/siding as seen from street, inoperable vehicles lingering on premises/street, parking on grass, street parking against the flow of traffic, posting non-US state/military/national flags unless exemption is on file w/HOA.

If your home fits into any of the aforementioned criteria, or any of those which are found in the HOA Declaration of Covenants and Restrictions, please work to getting this corrected as soon as possible. Our first walkthrough of the neighborhood will occur on March 1, 2023, and will reoccur biweekly thereafter. Initial violation notices will be sent following this walkthrough, and subsequent violation notices will be sent thereafter as required. Additionally, see the HOA Violation Policy Letter for details.

Thanking you in advance for your cooperation and should you have any questions, please do not hesitate to contact one of the HOA officers via www.palmwoodhoa.com.

Samuel Cason – President
Louie Polsinelli – Vice President

Carl A. Monroe – Treasurer
Jennifer Taylor – Secretary