



Date: 12 March 2018

Laurel Lakes Association, Inc.
HOA Board of Directors
C/O Argus Property Management Company, Inc.
2477 Stickney Point Rd., Suite 118-A
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Dear Owners,

One of the many responsibilities of a voluntary Board is to implement rules that are identified in the Declarations and to constantly try to interpret the Declarations and follow legal opinion as it is given on applying those rules.

Over the past year there has been a discussion of what is defined as Private Property versus what is identified as Common Property surrounding the lakes within Laurel Lakes. The Board was given information from our prior attorney concerning property lines which was not accurate as it applied to the lake restoration project. We were also informed that we were required to implement the State Statutes which govern Common Property. For this and other reasons, our previous attorney has been officially released as of January 24, 2018, at the BOD Meeting through a Board Vote, and a new attorney has been hired as of January 25, 2018, specializing in Association and Civil Law.

Based on this prior information, the Board unintentionally presented misinformation to the Membership. This led to owners challenging the Board, rightfully so, to clarify the Owner Private Property. After receiving letters from the membership and reviewing many owner plats, the Board concurs with the Owners that the plats in County Records show that each homeowner owns their property to the waterline of the lakes abutting their property. We will modify whatever rules that are in place including the clarification of trespassing and privacy as it applies to owner rights.

The Board has also learned that this same issue previously occurred back in 2004 but there was no documentation in the files and only through members contacting the Board was this made clear. This process also clarified the intent of the Covenants that were written concerning the Section shown below.

7.08 LAKES: The use of any lake or canal within the SUBJECT PROPERTY shall be subject to all rules, regulations and restrictions adopted by the BOARD. In particular, and without limitation, no swimming or motorized or sail powered boating will be allowed in any lake or canal unless and except as expressly permitted pursuant to rules, regulations and restrictions adopted by the BOARD. Fishing shall be permitted, subject to reasonable rules and regulations but only as to OWNERS of LOTS and by their family members, their tenants, guests and invitees. For purposes of this MASTER DECLARATION, LOTS abutting littoral zones shall be deemed to be waterfront LOTS.



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The Board, with better understanding, has determined that the statement “Fishing shall be permitted” by Owners, Family Members and Guests applies to the area behind the Association’s Clubhouse, identified as Lake #5. This area, Lake #5, also includes all the property on the perimeter of the lake which borders the Sarasota County Utility Road adjacent to the Hammocks Community and extending to the boundaries joining the Palmer Lakes Community. A total area of 7,644.3 l.f. or 1.4 miles have been defined as the useable fishing area and highlighted with a RED border line. A map is being attached with this letter showing the exact area allowed for Owner access and fishing. This defined area would qualify as meeting the State Statute, HOA 720. It fulfills the Associations requirements under State Law and implements the intent of the Declarations. Rules defining more clearly the conditions under which the community may find a person(s) fishing in this designated area and the qualifications and requirements necessary for those community members and guest wishing to fish in the defined area will be issued shortly.

To avoid any future litigation issues, which may arise concerning this matter, this Board rescinds all prior statements and redacts all written statements on the use of the Private Easements for accessing or fishing on the lakes where an owners lot abuts the waterline of a lake.

We greatly appreciated the membership’s, and especially Mr. Paul and Joshua Winters’, input on this matter and in helping the Board better understand and clarify the prior history associated with owner lots and in helping to resolve this matter.

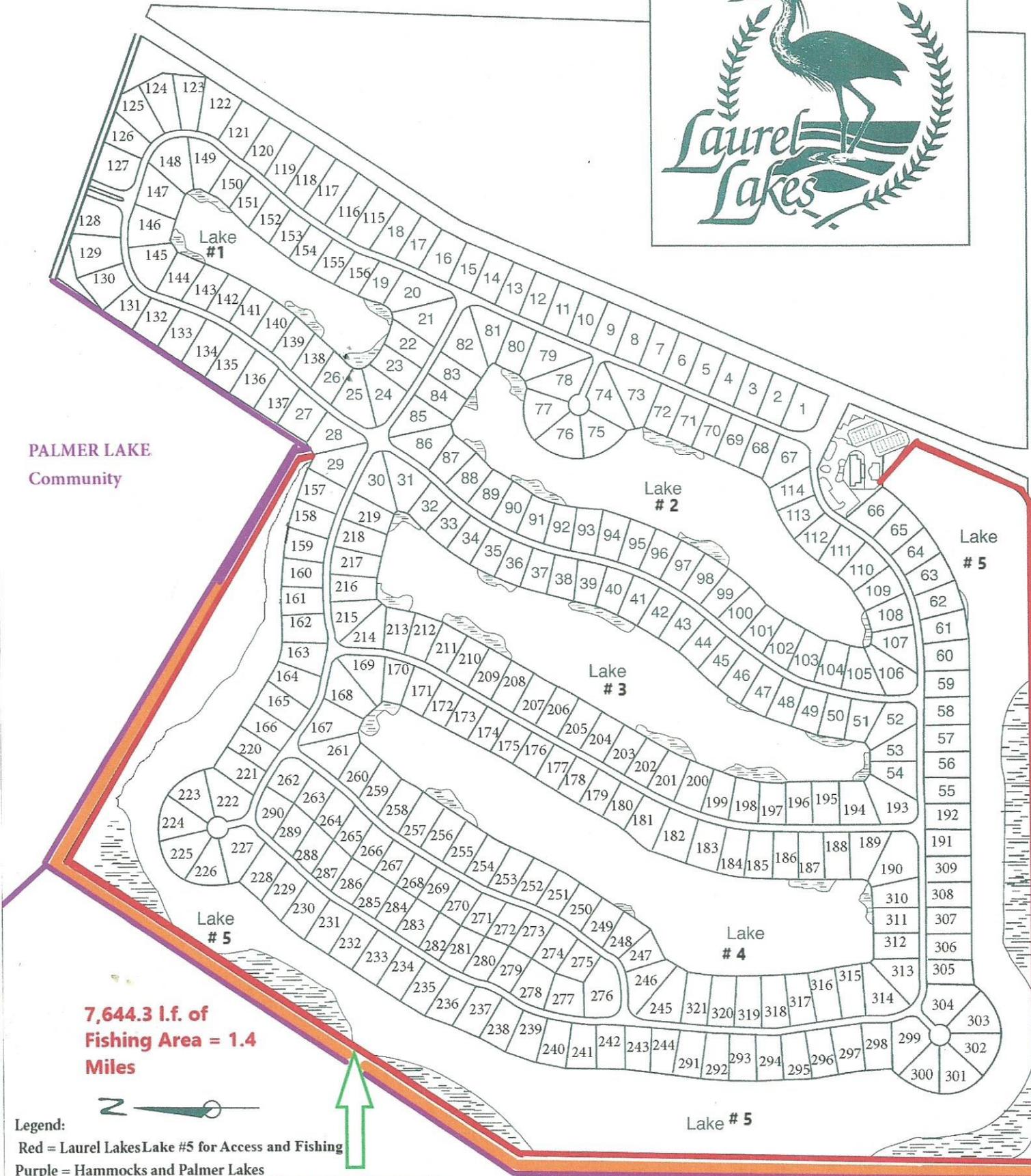
Respectfully submitted to the Owners,

Barry M. Hart

Chairman / President,
Laurel Lakes Association, Inc.
HOA Laurel Lakes Association

LAUREL LAKES ASSOCIATION, INC.

MAP OF ACCESS AND FISHING AREA



PALMER LAKE
Community

7,644.3 l.f. of
Fishing Area = 1.4
Miles



Legend:
Red = Laurel Lakes Lake #5 for Access and Fishing
Purple = Hammocks and Palmer Lakes
Communities
Orange = County Utility Road

Common Property

HAMMOCKS Community