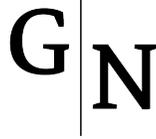


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_____, 2026

To the Owners within
East Lake Woodlands Woods Landing Townhomes Unit One Association, Inc.

Re: Leasing Cap Restriction

Dear Homeowners:

Please be advised that this firm serves as counsel to the Association.

Over the years, the Association has, at times, not actively or consistently enforced certain provisions of the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One. More specifically, Article II, Restrictions, Section 2.38, Occupancy Limitations of the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One addressing the Association's ten (10%) percent leasing cap restriction within East Lake Woodlands Woods Landing Townhomes Unit One Association, Inc. community.

The current Board of Directors has therefore determined that it shall henceforth enforce the aforementioned provisions contained in Article II, Restrictions, Section 2.38, Occupancy Limitations of the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One more specifically addressed as follows:

The Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One, as amended from time to time and as originally recorded in O.R. Book 5701, Page 2023, et seq., and revitalized by that certain Notice of Revitalization of the Declaration of Covenants and Restrictions for East Lake Woodlands Woods Landing Townhomes Unit One, recorded at O.R. Book 18567, Page 120, et seq. and all of the Public Records of Pinellas County, Florida, states, in relevant part, as follows:

Section 2.38 – Occupancy Limitations. In the case of a lease or rental of a residence, all such leases or rentals shall be for a minimum of six (6) months plus one (1) day. No residence shall be leased or rented more than two (2) times in any twelve (12) month period. Beginning January 1, 2019, no residence may be leased or rented unless the Owner has owned the Unit for at least one (1) year. The purpose of these restrictions is to encourage stable residency within the community and avoid transient occupancy. In order to ensure the integrity of this provision, where any residence is to be occupied by a person in the absence of the Owner, except for occupancy by the immediate family of the Owner (parents, children, brothers, sisters and their immediate family, proof of which shall be provided to the Association upon request) no residence may be occupied by any person or persons staying overnight within the residence more than thirty (30) days in any twelve (12) month period. In the case of immediate family occupying the residence in the absence of the Owner, no limit shall be imposed upon the occupancy. Where the

Owner(s) is in the residence, there shall be no limit on occupancy by guests. In the case of a rental or lease, no occupancy in the absence of the tenant or lessee disclosed to the Association shall be permitted at any time. No more than ten (10%) percent of the homes may be leased at any one time. In the event that ten (10%) percent of the homes are leased at any one time, the Board of Directors shall create a waiting list and additional Owners shall next be entitled to lease their homes based upon a first come-first served basis. Homes foreclosed by the Association shall be exempt from this lease cap and shall not be included in the numerator or denominator in any calculation of the lease cap.

In addition to the above, homes may not be leased without the prior approval of the Association. The Owner shall notify the Board of Directors, in writing, of an intent to lease or an intent to renew an existing lease on such forms as the Board may require; the Association may charge an application fee up to the highest amount allowed by law as established by the Board of Directors from time to time, and may conduct a criminal background check, but shall not be obligated to do so. In connection with running a criminal background check, the Association shall be entitled to any information necessary for same. Applicants may be interviewed by a committee appointed by the Board of Directors prior to occupancy. The Board of Directors shall have the authority to adopt or amend criteria, policies and procedures for reviewing proposed leases and occupancies from time to time.

The Board of Directors may disapprove a proposed lease or occupancy based upon considerations for the health, safety, and general welfare of the Community; however, nothing herein shall be construed to create an obligation of the Association to ensure that the Community is free from criminals or individuals that may pose a threat to the health, safety, or general welfare of the residents, and the Association shall not be liable for failure to run background checks or to deny any proposed tenant or occupant based upon the contents of any background report received. Reasons for disapproval may include, but are not limited to:

- (i) Conviction of any violent, theft or drug related crime, including any pleas of no contest, which indicates a potential threat to the health, safety or welfare of the Community;
- (ii) Non-compliance with any specific requirements set forth in the Association's Governing Documents, including any rules and regulations;
- (iii) Providing false or incomplete information in connection with an application; or
- (iv) Status as a registered sex offender or sexual predator listed in any state or federal sex offender registry or equivalent thereof.

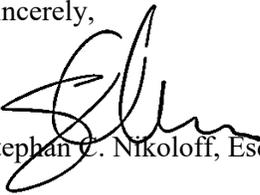
Each Owner shall be deemed to have appointed the Association as his or her agent for the purpose of enforcing the restrictions contained in the Association's governing documents against a tenant and/or occupant and their guests and invitees. The Association shall have the authority to evict any persons from a Lot for violation of any provision of the governing documents as an agent of the Owner, pursuant to Chapter 83 of the Florida Statutes. The Owner shall cooperate with the Association in any manner necessary to effectuate the eviction and Owner shall be solely responsible for any and all costs and attorney's fees incurred by the Association in pursuing the eviction. The Association shall not be deemed a landlord for any purposes other than eviction of a tenant under the

provisions of Chapter 83 of the Florida Statutes.

The Board of Directors has determined that it shall enforce the aforementioned provision going forward beginning with the date of this letter mailed and will require that any current lease in place may not be renewed and must expire at the current lease term. Any owner wishing to lease their property must notify the Association of such intention to lease and obtain the Association's prior written approval prior to entering into any lease agreement, verbal or written, on a property within the community. In the event that ten (10%) percent of the homes are leased at any one time, the Board of Directors shall create a waiting list and additional Owners shall next be entitled to lease their homes based upon a first come-first served basis.

We thank you in advance for your attention and cooperation in this matter.

Sincerely,



Stephan C. Nikoloff, Esq.

SCN:bm