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May 29, 2007

RE: REPEAL of SECTION 1, RULE 2 (including subpart "a")
PASSAGE of SECTION 1, RULE 2 and SECTION 1, RULE 10
NEW GATE CODE EFFECTIVE June 1, 2007 (Code is *1205)

Dear Homeowners, tenants and residents:

As you know, on May 21, 2007, the Board met to discuss the implementation of the decal parking system and new traffic control rules and regulations previously adopted on April 30, 2007. During the meeting, the Board voted on whether to repeal the prior rule implementing the decal system (Section 1, Rule 2a). Leading up to this vote, we had received quite a few complaints from homeowners that took issue with having to register their cars, pay the registration fee, display the decal, and virtually every other aspect of the program. We had only received registration sheets and fees from approximately 20% of the community. We discussed the situation with the parking monitoring company that we intend to hire, and in the company's opinion, monitoring of decals becomes impossible without full compliance. If the compliance officer encounters a vehicle that does not display a decal, there is no way to know whether this is guest (that would have been permitted to park on the street under the existing rule), or if it is a resident parking on the street that has simply refused to display the decal. The monitoring company needs a more simplified plan in order to monitor our parking situation.

We cannot abandon our efforts to make our streets safe just because some homeowners have decided that rules and regulations do not apply to them. Rules and Regulations are not voluntary. We are obligated to follow the Rules and Regulations because it is fundamentally unfair for some homeowners to go out of their way to comply with the Rules, while other homeowners, tenants and residents thumb their noses at a lawfully passed Rule. Rather than stand on ceremony with the non-complaint homeowners, and waste community resources by mailing letters and incurring legal fees, we have devised a new plan that is much less complicated and can be easily implemented by our parking monitoring company.

The new rule applies to everyone, **including guests**, and it is much easier to follow: No parking is permitted on the street by ANYONE from the hours of 12 am and 8:00 am. Guests may request a temporary parking pass from the Property Manager no later than 4 pm on the day the pass is needed. The Property Manager has generously offered to bring the guest pass to the resident home the guest will be visiting. Obviously, there are certain limitations associated with the guest pass program. Specifically, since it is a guest pass, and **not** a resident pass because residents are

obligated to park on their driveway or garages. Additionally, guests that visit the community during overnight hours 12 pm to 8 am more than twice per week will be treated like residents, and must park their vehicles on the resident's driveway or garage.

There are a few facts that you may also want to know about the parking monitoring company. They are independent of the Board or Association and under our contract, we do not have the authority to address your complaints about getting stickered, cited or if your vehicle is towed. This is because the company will visit the community randomly throughout the week, on random days at random times. This unpredictability should keep everyone on their toes and in compliance with the parking rules. In the unlikely event that your vehicle is towed, the name and contact information of the tow company is printed on a sign located in the front entrance of the community next to the entry gate. Suffice to say, we truly hope that the mere presence of the monitoring company results in full compliance with traffic control rules. We have told the company to give warnings prior to towing a vehicle, so first time mistakes and errors will not result in a first-time tow.

We have described the "tolerance level" in Rule 10, a new rule we have added to give residents a sense of how the Rules in Section 1 will be enforced. This rule states that a vehicle owner will receive two warnings prior to getting towed, unless a vehicle is parked in such a dangerous manner (blocking a gate, street, etc.) as to constitute an immediate threat to the community, in which case it may be immediately towed.

A copy of revised rule Section 1, Rule 2(a) and Section 1, Rule 10 is enclosed for your review. Rather than reprint the entire set of Rules and Regulations, we ask that you keep the enclosed Revised Rules together with the original set you previously received. You may want to strike through the prior Rule 2 (and 2a) to remind yourself that the new rules are in effect. The new rules take effect forty-eight (48) hours after the date of this letter.

We thank the owners and residents that complied with the decal program by sending in their registration forms and registration fees. Owners that sent in a registration fee under the decal program will receive their checks back or a refund check will be issued. We are confident that Owners will comply with the new Rule, given the simplicity of the plan and the seriousness of the penalty for non-compliance. We are excited to see our streets clear again, making them safe for our vehicles (less accidents) and most importantly, safe for our families.

Please note that effective June 1, 2007, the new gate code will be in effect. The code is *1205. Please keep this number safe and only give it to service personal that need access to your property when you are not home. Our next Board meeting is tentatively set for Thursday, June 14, 2007. Please call me or come visit us at a Board meeting if you have any questions about any of the Rules and Regulations or if there is any other matter I can assist you with.

Jane Brock for
Lennox Isle
Board of Directors