



SILVERLAKES

COMMUNITY ASSOCIATION, INC.

December 28, 2020

Dear Silverlakes resident,

The SilverLakes Board of Directors would like to take this opportunity to wish you a joyous Holiday season and a prosperous New Year.

At a duly called Voting Members meeting held on December 9, 2020, the SilverLakes Voting Members approved an amendment to the Association's Governing Documents.

Attached you will find a copy of the recorded Amendments.

These amendments to the rental and occupancy sections of the Association Governing Documents are a much needed addition to keep our community safe, and our investments protected and well maintained.

Below is a general overview of the amendments:

- No residence within SilverLakes shall be leased/rented without prior approval of either the SilverLakes Association or the affected Sub-Association.
- All Lease applications must be submitted to Pines Property Management for processing.
- All new tenants over the age of 18 applying to occupy a property within SilverLakes must have a background check performed.
- Investors are limited to no more than 10 total units within SilverLakes.
- A cap on the number of rental properties is in effect.
- The Association has stronger enforcement action against trouble tenants.
- Leases must be a minimum of 12 months.
- No unit may be occupied by a registered sex offender.

These amendments are effective as of January 23, 2021. Effective this date, all potential leases must be reported to Pines Property Management, to be processed in accordance with the Association's amended language.

Sincerely,

Your SilverLakes Board of Directors