

August 11, 2014

Dear Tuscany Subdivision at Tampa Palms Unit Owners:

In an effort to clarify sections of the By-Laws, and bring them into compliance with the Florida Statutes, your Board of Directors voted several changes to the By-Laws; and, with the advice of the HOA attorney, several rules and regulations were established.

In summary, the By-Law changes are:

- Increasing time for compliance with violations of deed restrictions or requesting a hearing from 10 days to 14 days;
- Establishing the fining procedure as one of the remedies in enforcement of violations;
- Establishing the Hearing Committee appointed by the Board of Directors; and,
- Establishing one-year terms for the Hearing Committee members and bring into compliance with Florida Statutes.

The Rules and Regulations established pertain to:

- Unit owner participation at association meetings;
- Fining rules and procedures;
- Inspection and copying of association records; and
- HOA official mailing address for questions, concerns, complaints or comments.

The Board also voted to propose several changes to the Declaration of Covenants, and these will be brought before the full membership of the HOA at the annual meeting scheduled for **October 20, 2014**.

A full copy of the By-Law changes and the Rules and Regulations passed by the Board of Directors is attached. Please read carefully and attach to the Estoppel documents provided to you at the time you purchased your unit. These must be passed to subsequent owners, should you elect to sell your unit.

We look forward to working with you in the Tuscany community; and, for further information and updates, please visit the website [www.TuscanyTampaPalmsHOA.com](http://www.TuscanyTampaPalmsHOA.com).

Sincerely,

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Attachments