



**Englewood Isles Property Owners Association, Inc.**

**Unit 4, 5 and 6**

**1811 Englewood Road #240**

**Englewood, Florida 34223-1840**

**Web: [www.EIPOA.org](http://www.EIPOA.org)**

XXXXXXXXXXXXXXXXXXXX  
XXX Pineneedle Lane  
Englewood, FL 34223

01/01/2022  
First Letter

Dear XXXXXXXX,

The Property Management Company, Hamma, LLC representing Englewood Isles Property Owners Association, Inc. found that your property located at **XXX Pineneedle Lane**, Englewood, FL 34223 is currently in violation of Article 11 in our Declaration of Covenants. The specific violations are contained in Article 11 of our Covenants:

**Article 11. CONDITION OF PREMISES** – Each Owner shall be responsible for the continuing proper maintenance and care of the lot, including vacant lots, together with any building or other improvement on the lot, **in a neat, clean, and orderly condition and appearance.**

- A. Landscaping- All landscaped areas, except vacant lots, shall be served by an operational automatic underground irrigation system or the equivalent thereof. Any County restrictions on water usage will supersede watering requirements in this covenant.

Maintenance of landscaping shall include but not be limited to:

- (1) Watering.
- (2) Fertilizing.
- (3) Application of any needed pesticides.
- (4) Mowing to a height not greater than five (5) inches at any time.
- (5) Weeding.
- (6) Trimming and edging.
- (7) Removal of dead branches, trees and shrubs.
- (8) Prompt attention toward replacement of any bare patches or dying lawns.

All Owners, including owners of vacant lots, must maintain landscaping to the curb line of the street and to the water line of waterfront lots. All lawns, including “Florida Lawns” shall be kept reasonably free of weeds. No trash, debris, refuse piles, decaying matter, or other unsightly objects shall be placed or allowed to remain upon a lot.

**Specifically, overgrown yard, weeds and tree trimming.**

**Removal of weeds, mowing lawn, and trimming trees are a part of maintaining a neat and orderly property. We hope that this first letter will act as a reminder, and that you will take the necessary steps to fix this issue.**

This is your **first** letter requesting action by you to correct the above violation. Without corrective action by you within 30 days, Hamma LLC will suggest to the Board of Englewood Isles Property Owners Association Inc. to proceed with a second notice of noncompliance. If you have any questions, or if the issues have been addressed, please let me know at your earliest convenience.

If corrective action cannot be completed within the specific time, contact Hamma LLC at the email below.

Sincerely,

Hamma LLC

HAMMALLC@YAHOO.COM

**Our covenants are available online @ EIPOA.org. (Or upon request)**