



Reply to
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December 27, 2024

VIA REGULAR U.S. MAIL

All Members of Lindsford Neighborhood II Homeowners' Association, Inc.

Re: **Lindsford Neighborhood II Homeowners' Association, Inc.**
Roof Cleaning

Dear Owners:

This Firm represents Lindsford Neighborhood II Homeowners' Association, Inc. (the "Association") as legal counsel. You are receiving this letter as a Member of the Association and as the owner of a Lot which is subject to the Declaration of Covenants, Conditions and Restrictions of Lindsford Neighborhood II as recorded as Instrument Number 2016000226496 of the Official Records of Lee County, Florida, as amended.

Pursuant to Article XI, Section 7 of the Declaration, roofs of each Home are required to be pressure washed every three (3) years. The timing of these cleanings has been varied from lot to lot; therefore, to ensure that recent cleanings of a roof are accurately reflected in the Association's records, each Member should perform the following:

- 1.) **If your Home was built *prior to 2020***, please submit proof of having performed roof cleaning (such as submitting the invoice or completion date) no later than **Monday, March 31, 2025**. This information can be submitted online at www.LindsfordHOAii.com.
- 2.) **If your Home was built *in or after 2020***, roof cleaning should be completed by Wednesday, December 31, 2025, with proof submitted (such as submitting the invoice or completion date). This information can be submitted online at www.LindsfordHOAii.com.

If you have extenuating circumstances which require additional time, please contact the Board of Directors so that your request for an extension can be reviewed.

To ensure that all Members are held to the same standard and consistent enforcement is applied to all Lots, the Association will exercise its fining authority granted in Article XVI of the Declaration and will levy a fine of \$100.00 per month for any Lots which are noncompliant after the applicable deadlines provided above.

Please contact the Heidi Bower, CAM (heidi@pegasuscam.com) with any questions you may have.

Sincerely,

Colby L. Keefe