

Dear Residents,

Last week you should have received an email with three documents that the Master Association Board of Directors will be voting on at the February 15 Board meeting.

Most of our documents had not been significantly changed since the developer turned the neighborhood over to the Association. Meanwhile, the laws and statutes had changed. We needed to make sure our documents are up to date.

Most of the changes were made to improve our quality of life here in Reflection Lakes. Our attorney informed us that many of the rules that we thought we could use to keep our neighborhood attractive and maintain our property values would be difficult, if not impossible, to enforce in court because they were so vague. Laws have changed and it has become important to have very specific rules outlined in our documents.

Reflection Lakes is a great place and we have very few issues with residents who don't comply with the rules. Most people correct a violation once it is pointed out. It is not our intention to make life difficult for anyone, but most of the changes in the documents protect everyone here in Reflection Lakes.

1) The Master Association Bylaws has very few changes but was brought up to date with the current Florida Statutes. The only real change was the change in the amount of money that the Board is authorized to borrow on behalf of the Master Association. Currently, that amount is only \$25,000. We felt this amount was not realistic. If there was a natural disaster that our current cash on hand wouldn't cover, the Board would only be able to borrow \$25,000 to make necessary repairs. That might result in a special assessment for the residents to cover the costs. By increasing the amount that the Board can borrow to 20% of the current year's budget, we would be able to borrow money to pay for a very large expense.

Please note that the Board has no plans to borrow money and the Association has not borrowed any money in the recent past. Our current budget is adequate to cover most expenses and we do not see any need to borrow any money.

2) The Rules and Regulations document has a few changes.

- We extended the hours of the clubhouses, so they close at 11pm instead of 10pm. We did not make any changes to the hours that you can use the tennis, pickleball, basketball, bocce or vol-leyball courts or the pools. The pools are open 5am to 9pm and the other outdoor sports courts are open 8am to 9pm.

- We cleaned up the language in the signs section. The only signs allowed in Reflection Lakes have always been the small real estate signs with the Reflection Lakes logo. We just made it clear that no other signs, including political signs, are allowed.
- We put some very specific language in the section on flags. American flags and some other specific flags are protected by Florida statute and are allowed to be flown. You can also have up to two small garden flags. We made it clear which flags you cannot display.
- We made the parking regulations a little clearer.
- We made the section on temporary structures clearer.

3) The ARB document has quite a few changes, based on the recommendation of our attorney to make our rules much more specific. The biggest change is that we now have a book of 70 different house color combinations that you can choose from when you want to repaint your villa, executive or single-family home. Some of the color combinations are more modern, like you would see on newer homes, and others are very similar to the original colors. These colors will prevent homeowners from painting their houses colors that don't fit with the neighborhood. Other changes include:

- We made it clear how you can appeal if the ARB denies a change.
- We updated the documents you need to submit when you are building an addition or making changes to your landscaping.
- We made it clear that nothing can be built or planted on an easement on your property.
- We made the rules clearer on driveways, fences, fountains/water features, antennas, mailboxes and yard decorations.
- We added a section about the replacement of Villa (shared) roofs and how both sides must be replaced at the same time if possible.
- We outlined how you can complain if your neighbor has yard decor that you think doesn't meet the rules.

A lot of thought and effort by the Board, with input from other members of the community, went into the new documents. We want to keep our community beautiful and safe and the rules are meant to protect our property values and allow us all to live harmoniously.