

PREPARED BY AND RETURN TO:

ANTHONY T. PARIS III, ESQ.
The Ruggieri Law Firm, P.A.
111 N. Orange Ave. Suite 725
Orlando, FL 32801

NOTICE OF INTENT TO ENFORCE COVENANTS AND RESTRICTIONS

WHEREAS, that certain BENTLEY WOODS DECLARATION OF COVENANTS was recorded at Official Records Book 2093, page 0301, Public Records of Seminole County, Florida (hereinafter referred to as "Declaration") and

WHEREAS, the Bentley Woods Community ("Bentley Woods") is a deed restricted community which was established and developed pursuant to the terms of the Declaration; and

WHEREAS, the Association, as that term is defined by the Declaration, has the authority and standing to enforce the terms of the Declaration; and

WHEREAS, control of the Association was transitioned from the Developer to the non-developer owners of Bentley Woods; and

WHEREAS, the Association, through its Board of Directors shall and does intend hereby by virtue of this document to place all current owners of property within Bentley Woods, as well as all prospective purchasers on notice of the Association's intention to commence enforcement proceedings against owners within the Bentley Woods Community, to seek compliance with the terms of the Declaration on the part of said owners; and

WHEREAS the Association likewise intends hereby to avoid and address challenges to its enforcement efforts through assertion of common equitable defenses such as selective enforcement and waiver; and

WHEREAS, the Association, through the Board of Directors hereby provides notice to all current owners and prospective purchasers of property within Bentley Woods of its intention to provide all said individuals with a full and fair opportunity to address and correct any violations of the restrictions set forth in the Declaration;

NOW, THEREFORE, the Bentley Woods Community Association, Inc., hereby provides the following notice to all current owners in the Bentley Woods Community as well as all prospective purchasers:

TO ALL CURRENT OWNERS OR PROSPECTIVE PURCHASERS, YOU MAY NOTICE PROPERTY CONDITIONS WITHIN THE BENTLEY WOODS COMMUNITY WHICH COULD CONSTITUTE VIOLATIONS OF THE TERMS OF THE DECLARATION.

SUCH PURPORTED VIOLATIONS MAY BE VISIBLE UPON A DRIVE THROUGH THE COMMUNITY. NOTICE IS HEREBY GIVEN TO ALL CURRENT OWNERS AND PROSPECTIVE PURCHASERS THAT THE BENTLEY WOODS COMMUNITY

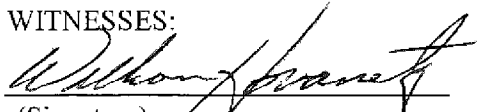
ASSOCIATION, INC. SHALL ENFORCE ALL TERMS OF THE DECLARATION IN ACCORDANCE WITH THE LAW OF RESTRICTIVE COVENANTS.

YOU ARE HEREBY PLACED ON NOTICE OF THE ASSOCIATION'S INTENTION IN THIS REGARD. YOU ARE ENCOURAGED TO TAKE ALL STEPS TO FAMILIARIZE YOURSELF WITH THE TERMS OF THE DECLARATION AND TO CORRECT ALL CONDITIONS WHICH EXIST WITH RESPECT TO PROPERTY WHICH YOU OWN OR ARE IN THE PROSPECT OF PURCHASING IN THE BENTLEY WOODS COMMUNITY TO ENSURE THAT THE PROPERTY COMES INTO COMPLIANCE WITH THE TERMS OF THE DECLARATION.

ALL CURRENT OWNERS AND PROSPECTIVE PURCHASERS ARE HEREBY PLACED ON NOTICE THAT THEY SHOULD NOT, AND IT IS NOT REASONABLE TO, RELY UPON ANY ALLEGED OR APPARENT VIOLATION OF THE TERMS OF THE DECLARATION TAKING PLACE WITHIN BENTLEY WOODS. YOU SHOULD NOT RELY UPON THE EXISTENCE OF AN ALLEGED OR APPARENT VIOLATION AS AN INDICATION OR NOTICE THAT THE ASSOCIATION DOES NOT INTEND TO ENFORCE THE TERMS OF THE DECLARATION. TO THE CONTRARY, THIS NOTICE'S PRIMARY PURPOSE IS TO PLACE ALL CURRENT OWNERS AND PROSPECTIVE PURCHASERS ON NOTICE OF THE ASSOCIATION'S INTENTIONS, AND TO PROVIDE ALL SAID INDIVIDUALS WITH AMPLE OPPORTUNITY TO TAKE APPROPRIATE ACTION NOW TO CORRECT VIOLATIONS BEFORE THE ASSOCIATION COMMENCES FORMAL ENFORCEMENT PROCEEDINGS.

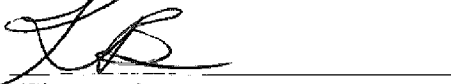
THIS NOTICE IS BEING PROVIDED, ONCE AGAIN, TO ALLOW ALL CURRENT OWNERS AND PROSPECTIVE PURCHASERS OF PROPERTY WITHIN THE BENTLEY WOODS COMMUNITY THE OPPORTUNITY TO TAKE ACTION ON THEIR OWN INITIATIVE TO CORRECT ALL VIOLATIONS WHICH MAY OR MAY NOT EXIST WITH RESPECT TO ANY PROPERTY WITHIN BENTLEY WOODS. TO THE EXTENT YOU BELIEVE YOU HAVE WITNESSED OR ARE WITNESSING A PRIOR OR ACTIVE VIOLATION OF THE TERMS OF THE DECLARATION IN BENTLEY WOODS, YOU CANNOT AND SHOULD NOT RELY UPON SAID ALLEGED VIOLATION AS AN INDICATION THAT THE ASSOCIATION DOES NOT INTEND TO ENFORCE THE TERMS OF THE DECLARATION.

WITNESSES:



(Signature)

William Hovanetz
(Print name)



(Signature)

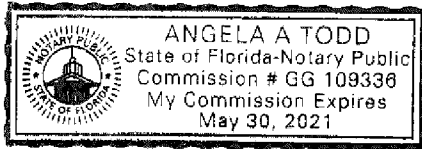
Kristin Bustamante
(Print name)

BENTLEY WOODS COMMUNITY
ASSOCIATION, INC.

By: 
Print Name: STEVE BARKMAN
As Its: President

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 3 day of June, 2019, by Steve Bartman as President of the Bentley Woods Community Association, Inc., a Florida not for profit corporation, who is personally known to me or produced Drivers License as identification.



Angela A Todd
Signature of Notary Public