

Dear Neighbors,

A letter reaffirming the deed restriction that requires tile as a the only acceptable roof replacement material was recently **sent to all Gulf Gate Woods property owners (420+)**. Installation of asphalt shingles will not be allowed. Our attorney suggested that the Board inform everyone so that new and future homeowners are clear about compliance with this deed restriction. Please keep this document with your records to inform a buyer in the event you sell your home. Thanks for your efforts to keep Gulf Gate a great community.

Warm regards,

Cass Smith, President
Gulf Gate Community Association

Gulf Gate Community Association, Inc.
6601 South Tamiami Trail, Unit 222
Sarasota, FL 34231

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May 13, 2024

Dear Member:

As you know, Gulf Gate Subdivision (herein “the Subdivision”) is subject to restrictions contained in the Subdivision’s governing documents. The restrictions were created as a means of protecting your property values and enhancing your quality of life. Without enforcement, the restrictions are meaningless. The Association is, therefore, resolved to uphold the restrictions, by persuasion where possible but by litigation where necessary.

In the past, a number of property owners have violated the Deed Restrictions for: Gulf Gate Woods – Unit 1, Gulf Gate Woods – Unit 2, Gulf Gate Woods – Unit 3, and Gulf Gate Woods – Unit 4, by violating the Roof Material restriction contained in Section C-2 of each of those four documents, which is included in part below for reference.

ROOF MATERIAL: Glazed tile, cement tile, slate or Bermuda style cement shall be used for all roofs. . .

Currently, under Section C-2, glazed tile, cement tile, slate or Bermuda style cement are the only roof materials that may be used. Asphalt shingles are not allowed for roof replacement.

Our attorneys have advised your current Board that due to past practices and policies, as well as the passage of time, it likely would not succeed in enforcing all existing violations.

However, our attorneys have advised your current Board that it can take action to ensure that additional violations of the above-referenced provisions do not occur in the future. This is accomplished by mailing what our attorneys call a “clean slate” letter to the membership. This letter shall serve as the Association’s “clean slate” letter with regard to past violations of the restrictions stated above.

Please be advised that any new violation of these provisions which occurs and comes to the attention of the Association at any time after the date of this letter will result in all necessary enforcement action by the Association, including but not limited to fines or formal legal action.

Please be certain to comply with these provisions and all other restrictions and rules at all times in the future. The Association is monitoring all of the subdivisions to identify any new violations and to compel compliance in all cases, first by notices, and then by fines and/or formal enforcement action where necessary.

If you become aware of a person in violation of this or other provisions after the date of this letter, please inform the Manager or the Board of: 1) the date you noticed a violation; 2) a description of the new violation; and 3) the address of the violating owner. You do not have to provide your name to report a violation.

Your neighbors and I appreciate your cooperation and support in the Association's efforts to enforce the Subdivision’s document restrictions, once and for all, for the purpose of preserving Gulf Gate as a quality community in which to live and own. Thank you for doing your part.

Please contact the GGCA Board of Directors if you have any questions.

Sincerely,
Cass Smith, President
On Behalf of the Board of Directors