

Realtor Information Letter

We appreciate interest in the Mission Lake Villas community. The following information is intended to acquaint prospective residents with requirements for ownership in our sub-association.

Mission Lake Villas (MLV) is a sub-association of Suntree Masters Homeowners Association (SMHA). Both SMHA and MLV are deed-restricted communities with published restriction documents: Declarations of Covenants and Restrictions, By-Laws and Articles of Incorporation registered with the State of Florida. Information provided in these documents must be provided to all prospective owners with written agreement prior to closing. A Disclosure Statement is attached. MLV has documented restrictions on rentals and leasing by homeowners. Requests by Realtor and Title representatives for estoppel information are honored. Charge for these replies may be incurred.

SMHA bills an Annual Assessment in January of each year to defray Association expenses for maintenance of common areas and other costs. Mission Lake Villas requires a monthly assessment (currently \$125.00) to defray Association expenses for administration, insurance, common area maintenance, improvements and services to homeowners. Common area services include: lake maintenance (including fountain sprays); landscape maintenance of shrubs, trees, grass, irrigation and entrance lighting; road berm and road gutter cleaning including common area sidewalks and walkways. Services to homeowners include scheduled: landscape maintenance of lawns and shrubbery; annual mulching of plant beds; lawn fertilizing with insect/pest applications; residence painting and cleaning of roofs at intervals determined by the Board of Directors as well as occasional special projects that benefit all homeowners.

MLV Association business is managed by a volunteer Board of Directors elected by majority vote of deed residents at an Annual Meeting. Duties and responsibilities are described in the Association documents. Residents are encouraged to attend monthly meetings that are routinely scheduled on the second Tuesday of each month. The meetings commence at 7:00 PM in the Suntree Master HOA Headquarters on Spyglass Road in the conference room and last about an hour. MLV maintains a website for residents at <http://www.missionlakevillas.com>. The web site provides a link to our documents and provides information to homeowners and answers questions they may have regarding residence restrictions (covenants, etc.) and services provided in MLV.

We are proud of our small community and hope future residents will grow to appreciate its pleasantries and quality of life benefits.