

Suntree Estates Homeowners' Association

P.O. Box 410795 Melbourne, FL 32941

Realtor Information Letter

April 1, 2023

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

Suntree Estates Homeowners Association (SEHOA) is a sub-association of Suntree Master Homeowners Association (SMHA). Both SEHOA and SMHA are deed-restricted communities with published restriction documents: Declarations of Covenants and Restrictions, By-Laws and Articles of Incorporation, and are 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. SMHA has documented restrictions on rentals and leasing by homeowners. Requests by Realtor and Title representatives for estoppel information are honored. Charges for these replies will be incurred.

SMHA bills an annual assessment in December of each year to defray HOA expenses for maintenance of common areas and other costs. Additionally, SEHOA requires a yearly assessment (currently \$630.00) to defray Association expenses for administration, insurance, common area, improvements, and services to homeowners. Common area services include: lake maintenance, landscape maintenance of shrubs, trees, grass, irrigation and entrance lighting.

The SEHOA non-profit organization is managed by a volunteer Board of Directors elected by majority vote of deed residents at an Annual Meeting in March. Duties and responsibilities are described in the Association documents. Residents are encouraged to attend quarterly meetings that are conducted at the Suntree Public Library, at the Suntree Master offices, or via Zoom conference. SEHOA maintains a website for residents at <https://suntreeestateshoa.org>. 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 SEHOA.

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