

A Special Notice Regarding Covenant Enforcement

April, 2017

Dear Neighbors:

The Association receives many calls regarding covenant enforcement. While we appreciate our residents' desire to keep Juno Isles the wonderful community it is, we thought it might be helpful to discuss what we can and can't do and what you should expect when we do get involved.

The *only* authority the Association has is that which is derived from our covenants. In other words, if our covenants do not regulate a specific issue, we have no authority to address it. For instance, our covenants do not address construction hours or noise. Nor do they address parking in the roadways or swales which are county property. Likewise, we're not the ones to call if your neighbors are having a boisterous party or playing their music too loud. Our covenants are available in the documents tab at www.junolsles.org.

Some of the things that *are* governed in our covenants, among them boat and RV parking, are also governed by Palm Beach County code. When we witness or receive a complaint about any of those violations, our policy is to first send a notification letter and, then if there is no response, report the violations to county code enforcement which is far better equipped than we to pursue them.

Many of the things not addressed in our covenants are governed by county code. Others, like parking across the sidewalk are ticketable offenses enforced by the PBSO. If we receive complaints about those items, we do NOT report them to the county or PBSO since they don't violate our covenants. Instead, we advise complainants accordingly and suggest they report the issue to the appropriate authorities if they so desire.*

So, what happens when you report a violation that is addressed in our covenants but is not a county violation? The first thing you should know is the only fining authority we have is the limited authority granted by Florida statute 720. We have, in the past, polled our residents about granting the Association broader, more effective fining powers and your preference has been to not do so. That may be an issue we should revisit periodically.

The first thing we do is send a letter notifying the resident of the violation and asking them to correct it within 30 days. If the matter is not remedied within that time, we send a second letter giving them another 30 days and warning that continued failure to comply will result in the matter being turned over to our attorney. Counsel then sends its own series of warning letters and, if still not resolved, the matter will eventually go to mediation and possibly litigation. As you might imagine, this process can take many months. And, when it gets that far, it can also be very costly to all of us.

None of this is to say we don't take our responsibility seriously. We do the very best we can with the tools that are available to us. But, given the challenges we face, we ask for your patience and reiterate how very much your willing cooperation to abide by our covenants and promptly correct violations means to all of us.

Sincerely

Lou Vilardo, President

Susan Czelusta, Covenants Committee Chair

*Palm Beach County Code Enforcement -- 561 233 5500

Palm Beach County Sheriff's Office (non-emergency) -- 561 688 3000