

Chelsea Estates New Leasing Amendments Changes.

July 8, 2021

Dear Homeowner:

As you may be already aware an Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions of Pearl Lakes for Chelsea Estates was approved by a majority of owners on May 31, 2021.

All Owners are now required to acquire Board approval before any leasing (inclusive of lease renewals) of his/her unit. Notification of your intention to lease or lease renewal must first be provided to the Board. The Board's approval will be based on the Tenant's background check, Tenant's history of compliance with the Chelsea Estates Rules and Regulations and Declaration of Covenants & Restrictions. Owners are responsible to provide a current background check for each adult intending to reside at Chelsea.

In the event a background check is not submitted for all residing adults, the lease will not be approved and shall be terminated by the Association.

The board will not approve leases that have expired without following these rules.

Leasing Amendments can be found on ChelseaEstatesHOA.com, See 7.01 to 7.07

Additionally, all new Tenants will be required to provide a Security Deposit as protection of Chelsea Estate common areas in the amount of one month's rent to be held in a separate account by the Association. Security deposit will be returned 30 days after rental term or owner's move.

If your lease has expired you **MUST IMMEDIATELY** contact Chelsea Estates at 786-720-2947 / Secretarychelseaestateshoa@gmail.com

All leases are for a one year term and must be renewed with the new qualifications. If your lease has expired and you do not contact us, and fulfill the new requirements as soon as possible, your lease will not be renewed and the information will be passed on to the attorney's office for termination and possible eviction.

Thank you,

Chelsea Estates Board of Directors.