

CYPRESS LAKES HOMEOWNER'S ASSOCIATION, INC.

800 WEST Ave. Suite C-1

Miami Beach, FL 33139

Wednesday, November 12, 2025

RE: Common Area Maintenance

Dear Homeowners,

The legal descriptions in the Declaration were compared to the certified survey by the board attorney Jane Bolin. After her review, it became clear that the boundary lines of the unit owners' lots terminate prior to the location of the walls. The surveys distinctly show that the walls fall outside of these lot boundaries, thereby confirming that the walls do not encroach upon any unit owner's property but are instead situated on land designated as Association property.

The certified survey is available for all homeowners to review in the portal with Trident Miami.

In preparation for upcoming maintenance activities, which may include electrical repairs, structural repairs and landscaping up-keep, all homeowners are receiving notice as follows:

- 1. All personal landscaping and decorative items located on or adjacent to the Association-maintained walls must be removed.**
- 2. Any such items remaining beyond the date provided in the correspondence to the unit owners may be damaged or removed during the maintenance process, and the Association will not be liable for any loss or damage caused to these items.**
- 3. Contractors will require clear access to the wall areas from the private lot side, and any obstructions should be removed to prevent delays and additional expenses. The Association and contractors reserve the right to remove such obstructions as necessary.**

Providing notice to the homeowners will help ensure that maintenance efforts proceed efficiently, and that the long-term integrity of our community infrastructure is preserved.

Also, please be sure your landscaping company is properly disposing of your yard waste, and not casting it over the wall for the Association to absorb the removal cost.

ojn
clhoawallmemo.111125
cc: Trident Management

Sincerely,

Board of Directors for Cypress Lakes Homeowners' Association, INC.

Olivia Niedzialek, President/Treasurer
Linda Pugliese, Secretary
Mike Lica, Director

Andres Jordan, Vice-President
Kate Burtsev, Director
Tulio Escobar, Director