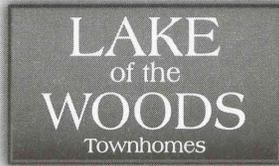


300 Carolwood Point
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ROOF REPLACEMENT SECOND SPECIAL ASSESSMENT PASSED

\$4,000 due January 1, 2026

May be paid in equal monthly installments

November 26, 2025

Dear Owners:

The second special assessment to complete the roof project passed at the November 11, 2025, Special Membership Meeting. Per Florida Statutes 720.303, the quorum for the membership meeting was 30% (160 homes). The Restated Declaration of Easements, Covenants, Conditions, and Restrictions, Article 4, states that two-thirds (2/3) of the votes of each class of voting members who are voting in person or by proxy is required for a vote to pass. We had 233 members present in person or by proxy, 185 voted in favor, and 23 opposed. The number of votes required to pass the assessment was 156; thus, the special assessment was passed.

The membership approved the second special assessment of \$4,000 per home to complete the roof replacement project, in addition to the \$6,500 special assessment initially assessed at the beginning of the project in 2024. The \$4,000 is due January 1, 2026, and may be paid in full or in 12 equal installments calculated as noted below. As always, you are welcome to pay ahead, but please do not pay behind, as the payments will then be considered in default of the 12-month payment plan and be subject to late fees (\$25.00) and interest (6%), which apply to the full amount owed at the time of default.

12-MONTH PAYMENT PLAN SCHEDULE FOR THE SPECIAL ASSESSMENT – Total \$4,000.00

<u>January 1, 2026</u>	<u>\$333.33</u>	<u>July 1, 2026</u>	<u>\$333.33</u>
<u>February 1, 2026</u>	<u>\$333.33</u>	<u>August 1, 2026</u>	<u>\$333.33</u>
<u>March 1, 2026</u>	<u>\$333.33</u>	<u>September 1, 2026</u>	<u>\$333.33</u>
<u>April 1, 2026</u>	<u>\$333.33</u>	<u>October 1, 2026</u>	<u>\$333.33</u>
<u>May 1, 2026</u>	<u>\$333.33</u>	<u>November 1, 2026</u>	<u>\$333.33</u>
<u>June 1, 2026</u>	<u>\$333.33</u>	<u>December 1, 2026</u>	<u>\$333.37</u>

Payment details: Payments are due on the 1st of each month and considered delinquent after the 10th. Late fees and interest are applied on the last day of the month.

As per the Bylaws Article XII, Assessments, any assessments that are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest at the rate of six percent (6%) per annum and may charge an Administrative Fee of \$25.00 per month. The collection policy states that assessments must

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reach the association no later than the 10th of each month. In addition to a late fee of \$25.00 and interest at 6% from the due date, if said amount is not paid by the 30th of the month, the account will be turned over to the Association attorney for collection and will accrue collection costs.

Please note the special assessment is separate from the regular monthly assessment. The monthly assessment continues to be due as approved with the budget. Thank you to all of you who participated in the meeting and voting.

Respectfully,

Kristina Andersen, Association Manager