

CONDOMINIUM ASSOCIATION, INC.
c/o Royal Management Group
747 4TH Street, Suite: 200 Miami Beach, FL 33139
Phone: (305) 535-3575 Fax: (305) 532-7242

HAND DELIVERED
VIOLATION NOTICE

May 14, 2012

ATTN: Joel E. Mena, Jackie Bagley, Boris Alexander and Mildred I. Carrasco

It has come to our attention that there has been a violation of the condo documents on several occasions; do to your unit management personnel. Below you will find a list of the common area property that has been damaged by your tenants, handymen and/or unit proxy managers (Jackie Bagley, Boris Alexander and Mildred I. Carrasco).

DAMAGES:

- An unapproved unit door was placed and has not been changed to an approved door that is in uniformity with the rest of the buildings' unit doors and locking mechanism. There must be a knob.
- Newly placed carpet damaged with paint in front of unit 205 by hired handymen. Handyman tried to clean the carpet with a wrong cleaner that has eaten away the rug.
- Freshly painted door frames and walls have been damaged, looks as if the door frame was being removed. There are a couple of holes currently around the door frame, dirt and paint looks as if it is chipped around the door frame.

You must comply by May 25, 2012 to work with Management to have items corrected or all charges for correcting the damages will be billed to your account. This is an urgent matter that requires immediate attention before the building is cited by Code Compliance.

IF THE ASSOCIATION TAKES ACTION TO CORRECT THE VIOLATION, YOU WILL BE LIABLE FOR ANY LEGAL FEES IN ADDITION TO THE REPAIRS.

Please be advised that we may notify the City of Miami Beach Code Compliance Division and our legal counsel of this matter. If you have any questions, please do not hesitate to contact our office.

Sincerely,
FOR THE BOARD OF DIRECTORS