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Via U.S. Regular Mail, Certified Mail, and Email: adam1.siwiec@gmail.com

January 5, 2022

Mr. Adam Siwiec
Mr. Chase Letourneau
Ms. Hannah Kane
Ms. Kaylee Schultz
Unknown Tenants
11026 Legacy Lane, Unit 202
Palm Beach Gardens, FL 33410

Re : NOTICE OF LEASE VIOLATIONS
Notice to Cure

Dear Sirs and Madams:

Our office has been engaged by PDE Legacy Condos, LLC ("Landlord") concerning your tenancy at 11026 Legacy Lane, #202, Palm Beach Gardens, FL 33410 ("Premises").

This letter is to notify you of multiple material lease violations that require your immediate attention. If you fail to remedy the violations or if they occur in the future, the Landlord may opt to terminate your tenancy early as permitted by the lease agreement.

First, it has come to the Landlord's attention that there are multiple people residing at the premises, even though Mr. Siwiec is the only authorized occupant per the lease. The other addressees have exceeded the time permitted by the lease for guests to remain. You should also note that the Landlord's prior written consent is required if more than two persons reside at the premises. See Paragraph 8. In order to correct this violation, all persons who intend to remain at the unit must complete a tenant application (copy enclosed) and payment of the applicable application fees within 14 days from the date of this letter. Failure to do so may result in legal action to remove any unauthorized persons from the premises, in which event we will seek to hold you responsible for legal fees.

Second, the Landlord advises that there have been a number of incidents at the pool, which have been caught on camera and documented by security. Playing loud or offensive music and drinking in the pool are prohibited. While Mr. Siwiec has promised that he will be more observant

of the rules, this letter is a reminder that all residents are required to be courteous of one another and that failure to be a good neighbor will result in non-renewal of the lease.

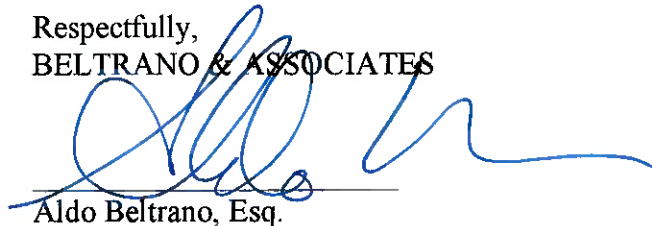
It has also come to our attention that Mr. Siwiec is parking his motorcycle in the breezeway of the building. This is not permitted. The vehicle must be parked in one of the unit's assigned spaces. The next violation will result in an immediate tow and \$100.00 fine.

Finally, the Landlord has been told that there was a dog bite incident at the premises which required the victim to seek medical treatment. However, it is unclear if the dog involved was Mr. Siwiec's registered American Bulldog or another animal. As a reminder, there may be no more than two pets at the Premises whose combined weight may not exceed 80 pounds. Please advise in writing if the incident in question occurred. If there is a second animal at the unit, you must provide vaccination records, a current photo of the pet, and confirmation that the 80-pound combined weight limit is not exceeded.

You must respond within 14 days of this letter. Failure to do so may result in fines, penalties, deactivation of renter codes, and termination of the lease as permitted by FS § 83.56.

Please contact our office with any questions.

Respectfully,
BELTRANO & ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Aldo Beltrano', is written over a horizontal line. The signature is fluid and cursive.

Aldo Beltrano, Esq.