



To All Beachwalk Owners and Residents:

It has come to the attention of our Board that some of our residents are displaying items in the common areas that are in violation of Beachwalk's governing documents. These situations are numerous enough throughout the community that we're sending this reminder letter to all owners and residents, and asking that everyone please take a fresh look at any personal items you or your tenants have placed in the common area, which includes unit entryways, to make sure that your unit is in compliance.

Please note that until the landscape upgrade project commences, our Board will continue to allow residents to display potted plants (on the ground) in entryways and common areas near their unit, as long as they are attractively displayed and continue to be well-maintained. Any potted plants displayed in the common areas must be in visually-appealing decorative containers, and may not be displayed in any type of plastic (black, orange, green, etc.) nursery pots. Empty, unsightly or unmaintained pots of any kind are not allowed. While potted plants that fall into the above approved categories may be displayed until the landscape upgrade begins, no other personal items of any kind may be left, stored or displayed in the common area, which includes unit entryways.

Over the next thirty days, we are asking all owners and residents to please take time to review the common areas near your unit and remove any other personal items you may have placed there. Our Board will perform another community-wide review in thirty days from the date of this letter, and any units that are not in compliance at that time will receive violation letters. Owners who receive violation letters and fail to comply will be fined.

We would also like to take this opportunity to remind everyone that Beachwalk's CC&R's and Rules are very specific as to the types of items that may be displayed in unit patios and balconies. Please review our governing documents and make sure that any items you have displayed in your patios or balconies are in compliance.

Among the highest goals of our Board is that of preserving property values and quality of life at Beachwalk, and we need the cooperation of all members of the community to accomplish that goal. If you have any questions, please contact Raymond Melero at Spectrum Property Services, at (805) 642-6160, Extension 118. Thank you.

Sincerely,

The Beachwalk Board of Directors