

# Whitemarsh Reserve Homeowners' Association, Inc.

c/o Avant-Garde Management  
100 SE Albany Avenue, Suite 300D, Stuart, FL 34994  
Office: (772) 320-9617

June 3, 2026

RE: **Enforcement of the Amended and Restated Declaration for Whitemarsh Reserve**

Dear Owners:

**Whitemarsh Reserve Homeowners' Association, Inc.** (hereinafter referred to as the "Association") is a deed restricted community. This means the use of property within the community is subject to the covenants and restrictions set forth within our governing documents. This includes, without limitation, the Amended and Restated Declaration (hereinafter referred to as the "Declaration"), Articles of Incorporation, Bylaws, and Rules and Regulations. When purchasing property in Whitemarsh Reserve, each owner agreed to comply with these governing documents.

Section 15.26 of the Declaration provides, in relevant part:

***15.26 Leases. Homes may be leased only after the Owner has owned the Home for more than one (1) year. If a Home is being leased at the time of transfer, the lease may continue until the end of its term. The one (1) year prohibition on lease for a new Owner will begin on the date of its term. The one (1) year prohibition on leasing or the new Owner will begin on the date the lease expires. No more than twenty percent (20%) of the Homes shall be leased at any given time. If more than twenty percent (20%) of the Homes are leased at the time of this amendment, the tenants under those leases may continue to lease the Home although the number of leases exceeds twenty percent (20%). This only applies if the lease was approved by the Association. The Board of Directors may adopt rules, regulations, and procedures to implement and enforce the cap on leases. . . .***

It recently came to our attention that more than 20% of the homes are being leased in the community. Our records show that approximately 22.5% of the homes are being leased.

This Board has been working diligently to get up to speed on leases so we can take a more proactive approach to covenant enforcement going forward. This is important and is for the benefit of our entire community.

The purpose of this letter is to notify all owners that as of the date of this letter, the Association will begin strictly enforcing the leasing restrictions in Section 15.26 of the Declaration. This includes the restriction prohibiting more than 20% of the homes from being leased. No further homes may be leased until the percentage of leased homes falls below 20%. Also, please remember that the Association must approve all leases.

We believe enforcement of the governing documents applicable to the properties is imperative to maintaining our property values and the appeal of our community, and we thank you in advance for your cooperation.

Sincerely,

Board of Directors for  
Whitemarsh Reserve Homeowners' Association, Inc.