

Lakewood at the Crossings Homeowners Association, Inc.
c/o Bono & Associates
766 N. Sun Drive – Suite 2000
Lake Mary, FL 32746

August 1, 2023

Re: Revitalization of Lakewood at the Crossings Homeowners Association, Inc.’s Governing Documents - Units One, Six and Five

Dear Owner(s):

The Board would like to report that the 2023 projects that include major landscape enhancements, new monument signs, new lighting, and painting of the community walls have been completed. Also, your management team has recommended, and the board has agreed that the annual assessment **will not** be increased in 2024. This marks the ninth consecutive year without an assessment increase. Finally, the board would like to hear what other enhancements you would like to see at Lakewood at the Crossings. Please email enhancements to Lakewood@bonomgmt.com

Due to the date that our Association was originally founded, Lakewood at the Crossings Homeowners Association, Inc.’s (the “Association”) governing documents need to be revitalized. This administrative process ensures that the Association is able to continue its critical role in protecting and preserving the property values within the community. This process requires the involvement of all members in the community to ensure compliance with Florida Law.

Our first mailing generated nearly **200** positive consents with only **3** non-consent responses. We need a total of **381** positive consents to revitalize the documents. To lower the expenses of the members of the community in performing this task, the Covenant Revitalization Committee for the Association is asking each member to consent to revitalize these covenants in writing. If we receive signatures from a majority of the members of the Association, we eliminate the need to hold an official meeting where homeowners would be required to attend in person.

Consequently, the Covenant Revitalization Committee for the Association needs every owner who currently appears on the deed of their property to date and sign the enclosed (blue), **Lakewood at the Crossings Homeowners Association, Inc Owner Approval, Joinder and Consent to Revitalized Declaration of Covenants, Conditions, and Restrictions for Units One, Six and Five.** A copy of the unchanged Revitalized Declaration as well as the Association’s Articles of Incorporation and Bylaws are available on the LWATC.com website and the Owner’s Portal at portal.bonomgmt.com for your review.

It is important that this is completed and returned to the Association within **thirty (30) days** of your receipt of this correspondence in order to avoid the need for an in-person meeting. Your response may be returned in the postage-paid return envelope or provided to a member of the Covenant Revitalization Committee. The Covenant Revitalization Committee for Lakewood at the Crossings Homeowners Association, Inc. thanks you for your participation and assistance.

Sincerely,

Covenant Revitalization Committee

Contact Information for Committee:

Penny Macioszek	403 S. Winsome Court	407-416-7046
Leanne Benjamin	822 Tomlinson Terrace	407-402-1575
Tom Macioszek	403 S. Winsome Court	407-451-3285

For more information, please email mike@bonomgmt.com or call Bono and Associates at 407-233-3560 x103

PLEASE SIGN, DATE & RETURN THE CONSENT FORM IN THE POSTAGE PAID ENVELOPE.