

Law Offices Of
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PLEASE REPLY TO:

5846 SOUTH FLAMINGO ROAD

BOX 3160

COOPER CITY, FL 33330

Steven A. Mason

ADMITTED IN FLORIDA,

PENNSYLVANIA & NEW JERSEY

CERTIFIED FAMILY MEDIATOR

CERTIFIED CIRCUIT CIVIL MEDIATOR

QUALIFIED ARBITRATOR

March 10, 2023

Copy Sent Via Certified Mail No. 7021 0350 0001 4268 9303

Return Receipt Requested

Natalia P. Williams
815 SW 10th Terrace
Unit #3V
Hallandale Beach, FL 33009

**Re: Demand Letter re camera installation
Ro-Len Lake Gardens "V" Corporation
815 SW 10th Terrace, Unit V-3,
Hallandale Beach, FL 33009**

Dear Ms. Williams:

Please be advised that the undersigned is counsel to the Ro-Len Lake Gardens "V" Corporation, which is the corporate entity responsible for the operation and maintenance of the cooperative and its common elements. It is also responsible for upholding and enforcing the rules and regulations which govern Building "V", of which your unit is a part.

The Rules and Regulations are contained in the Proprietary Lease of the cooperative and the Occupancy Agreement, which every unit owner has explicitly agreed to abide by. In fact, you signed a document acknowledging your understanding of that, when you purchased your unit.

It has come to the attention of your building's Board of Directors that you installed a camera on the outside wall of your unit. You never asked for permission to install the camera, and never were given permission. In fact, that camera installation violates the Governing Documents, as described above. The rules as set forth in the Documents state as follows on page 20:

- F. "The MEMBER shall be liable for any willful damage done to, or committed upon exterior walls or to the common grounds or exterior improvements, or any other part of the common property of the CORPORATION...."

Steven A

cc: Bo
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- G. “Should the MEMBER at any time refuse or neglect for thirty (30) days after written notice from the CORPORATION to make the repairs which the MEMBER is required to make, or to maintain said demised Apartment in proper condition and repair, the CORPORATION may make such repairs or place said demised Apartment in proper condition, and may enter, or cause its agents or servants to enter, upon the demised premises for that purpose, and all expenses incurred by the CORPORATION in doing so shall be added to the assessment or rent on said MEMBER’S apartment and paid by MEMBER as a part of the next due assessment, installment, rent or carrying charges.”

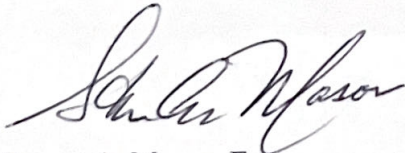
You may consider this letter as your thirty day written notice that the CORPORATION hereby demands that you immediately remove the camera and related equipment from the exterior wall of your apartment, and restore the appearance of the wall to the condition it was in before the unauthorized camera was installed.

You must understand that you reside in a cooperative building. It is not a single family detached house. Your rights in a cooperative are very different. You do not own your unit, you lease it. The exterior walls do not belong to you. They belong to the cooperative corporation. You cannot be permitted to alter or deface property which does not belong to you. That is why you must restore it to its previous condition.

IF you fail to comply with this demand, further legal action can be initiated, and the costs of that future proceeding may be assessed against you.

PLEASE GOVERN YOURSELF ACCORDINGLY!

Sincerely,

A handwritten signature in cursive script, appearing to read "Steven A. Mason".

Steven A. Mason, Esq.

cc: Board of Directors
Ro-Len Management