

June 19, 2024

SENT FIRST-CLASS & CERTIFIED MAIL #7021 0950 0001 9513 3710

Leshea Beauchamp
3570 Coral Springs Drive
Coral Springs, FL 33065

RE: Garden Point, Inc.
Property Address: 700 Pine Drive #105, Pompano Beach, FL 33060
Restrictive Covenant Violations/Notice of Complaint – Failure to Maintain and Nuisance

Dear Ms. Beauchamp:

Please be advised that this office represents Garden Point, Inc. (“Association”), as general counsel. In connection therewith, the Board of Directors of the Association has contacted our office regarding ongoing restrictive covenant violations at your above-referenced condominium unit within the community, which must be corrected immediately.

As you should be aware, all repairs, modifications and alterations to your unit must be approved by the Association *prior* to the commencement of the work. Any and all repairs and alterations must comply with all applicable city and county codes or ordinances. Additionally, as you should also be aware, the Association’s governing documents prohibit owners, tenants, and guests/invitees from engaging in (or allowing) any conduct on the condominium property that is illegal, improper, offensive, immoral, and/or which might be the source of unreasonable annoyance to other residents or disturb their peaceful, quiet enjoyment of the condominium property (i.e., “nuisance” conduct).

Since you have assumed title to the unit, there have been multiple reports made to the Association regarding the condition of the interior of the unit as well as a rodent infestation emanating from the unit due to the unauthorized interior demolition work. In that regard, the Association has no record of any alteration requests, or other information as may be required, being submitted for its approval. Thus, any demolition and/or construction is unauthorized. It has been reported that the interior of the unit has been completely demolished wherein there is no flooring, walls, bathroom, or kitchen. The unit has been left in a state of disrepair with open water and sewer pipes. These openings have allowed rodents to enter into your unit, other units, and the common elements of the Association causing damage to other residents and Association property. In fact, this issue has only gotten worse and continues to spread within the unit, to other units, and is affecting the common elements of the Association. There continues to be reports of rodents and other pests in and around the unit, which is creating a nuisance to other owners, and is jeopardizing the integrity of other units, as a result of your failure to maintain the unit.

The foregoing constitutes clear violations of the Association's governing documents and must be corrected immediately. As a result, **FINAL DEMAND** is hereby made for you to correct these violations by no later than **Monday, July 1, 2024**. Specifically, by such date, you must properly cover and seal any and all utility, sewer, and/or exposed pipes. Additionally, any and all rodents and pests must be exterminated, and the unit must be treated to avoid infestation. Furthermore, any and all alterations or requests for alterations/construction must be submitted to the Association for approval and work must halt until such approval is granted. The work that has been done to date must be shown to have been performed with current and active building permits. If approval is not granted, or should you choose not to continue with the demolition, you must return the unit to its condition prior to demolition/construction/alteration of same, on or before the deadline outlined herein.

Upon compliance with these demands, you must forward a letter to this office indicating that you have done so. In the event you fail to comply within the time set forth, the Association will have no alternative than to seek all remedies available to it. Such remedies may include, but are not limited to, entering your unit (upon reasonable and appropriate notice), performing an estimate of the repairs, and seeking the costs against your unit; filing legal action against you for injunctive relief requiring you to properly maintain and repair your unit; levying of fines against you for each day of the continuing violation in the maximum amount of \$100.00 per day, up to a total of \$1,000.00; or possible suspension of use rights to certain common elements and/or amenities of the condominium. Legal action may include the filing of an arbitration action, naming you as respondents, without further notice or warning.

Should legal action become necessary, you will be responsible for the attorneys' fees and costs incurred by the Association through ensuring compliance with its governing documents. It is imperative that you address this matter without any further delay, and the Association anticipates you will do so. Please contact this office or the Association directly should you have any questions or concerns.

PLEASE GOVERN YOURSELF ACCORDINGLY.



FARAN A. ABBASI, ESQ.

cc: Garden Point, Inc.
700 Pine Drive #105, Pompano Beach, FL 33060