

William & Sandra Boles  
30342 Falcon Ln.  
Big Pine Key, FL 33043

April 12, 2022

Mr Gregory Oropeza, Esq.  
221 Simonton Street  
Key West, Florida

Re: Notice dated March 29, 2022 of an alleged deed restriction violation occurring upon the real property located at 30342 Falcon Lane, Big Pine Key, FL 33043:

Dear Mr. Oropeza;

This letter is in response to your Notice of Violation and Demand for Removal dated March 29, 2022 which alleges that an empty boat trailer was present on my Falcon Lane residential property in violation of a Deed Restriction recorded in Monroe County db 1171, pg 1992.

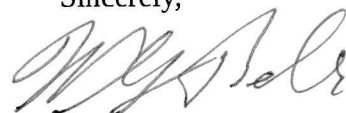
Upon examination of the referenced Deed Restriction I find under the section titled USE RESTRICTIONS: , paragraph number 3. , language which states, "No trailer, mobile homes, travel motor homes, tenants shacks or any structure shall ever be used as a residence nor for temporary residential purposes, or stored for a period of more than two weeks in any part of the subdivision except as directed and with the approval of the Board of directors of the Association."

Upon researching and comparing language from similar documents called Deed Restrictions, Declaration, or Covenants, governing other Home Owner Associations, I assert that the intent of paragraph 4. of the Tropical Bay Deed restrictions, in its totality, is centered upon and applicable to the prohibition of residential occupation in anything except the primary residence.

It is my further opinion that because empty boat trailers stored upon the residential lots are considered unsightly and undesirable, that paragraph 4 is being used to intentionally misconstrue the true intent of the Tropical Bay HOA Deed Restrictions

I ask your consideration and response to my assertions.

Sincerely,



William G Boles