



Dear Homeowners,

It has come to our notice that a small number of owners on our resort have been advertising to rent out single rooms in their homes, with shared facilities, for single days etc., on a "hostel" type basis. The Terra Verde HOA Boards believe that such rental arrangements are inappropriate for resorts such as ours and fortunately, this is a view shared by the relevant authorities at Osceola County, who have already prohibited the practice under their Code of Ordinances (the "County Code").

The County position is that "short term rental" zoning permits properties to be rented at one time, in their entirety. Renting one room at a time is deemed to be a "bed & breakfast" type operation and any reported incidence would be investigated as a code violation. Our attorney advises that since rental of individual rooms is prohibited by County Code, they must also be prohibited under our own HOA Declarations and we have the obligation and ability to enforce its terms, either through fines or other sanctions.

This message is to make every Terra Verde homeowner aware of the legal situation and hopefully avert anyone unwittingly straying into violation. If you have any queries or concerns regarding this issue, please contact our General Manager at the clubhouse, Conrad Ferguson, who will be glad to assist.

Terra Verde Masters HOA Board of Directors