



8500 Turtle Rock Boulevard
Sarasota, FL 34238

September 8, 2021

Announcement To Homeowners and Residents in Somerset and Savannah at Turtle Rock:

As part of its oversight of the terms and conditions of the Turtle Rock property management contract, the Turtle Rock Finance Committee recently undertook the process of reviewing procedures used by our management company (Sunstate Management) for ensuring rules and restrictions described in Turtle Rock's governing documents, including the Turtle Rock Owner's Manual (TROM), are followed. During this review the committee learned that the Sunstate Management procedures have not been applied to properties in Savannah and only partially applied to those in Somerset. It is important to understand that the TROM rules and regulations apply to all Turtle Rock Community Association members and residents including those in Savannah and Somerset, **in addition to any supplemental rules imposed by their respective Neighborhood Associations**. The rules and restrictions included in the TROM are vitally important to preserving the collective aesthetic beauty, character, and value of the Turtle Rock community.

Sunstate Management's process for ensuring that TROM rules and regulations are followed consists of making regular inspections (Compliance Inspections) of all Turtle Rock properties. Regular Compliance Inspections are critically important in Turtle Rock because many homeowners are part-time residents, rent out their houses, or are away on travel, and may not otherwise be aware of the condition of their property. The Compliance Inspection process is currently under review and will be revised as necessary to ensure it is completed in a timely, consistent, and fair manner with prompt communication when a corrective action is needed. It is also important to know that the TROM is being revised and will reflect any updates or changes in conjunction with this process.

The purpose of this letter is to inform you that, going forward, Sunstate Management's Compliance Inspections process, will include properties in Somerset and Savannah, along with all other properties in the community

The Board of Governors believes that to achieve and maintain consistency in preserving the collective aesthetic beauty, character, and property values within our community, Compliance Inspections must be performed uniformly throughout all of Turtle Rock, including properties located in its affiliated neighborhood associations.

Please be advised Compliance Inspections will begin as of the date of this letter. If you have any questions, please contact our community association manager, Bob Kresnik, at communitymanager@myturtlerock.com or 941-870-9855.



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Thank you all for doing your part to help maintain Turtle Rock as one of the most desirable communities on Palmer Ranch, and your support of the Sunstate Management team and Board of Governors in their respective roles to help achieve our collective goals for a better community experience for all of Turtle Rock.

David Bryan, President
Board of Governors
Turtle Rock Community Association, Inc.