



Dear Real Estate Brokers and Agents:

Please accept this letter as notification to you by the Flamingo Cay Association, Inc., that **the Flamingo Cay subdivision is a deed restricted community.**

There is also an HOA with voluntary membership. The voluntary HOA Board, annually elected, sets its goals to align with the best interest of lot owners and members in the Cay.

HOA membership is granted with a minimal annual dues payment, currently \$175. Dues are used for basic neighborhood necessities including, but not limited to: street lights; entrance and other common area landscaping; signage and maintenance; Perico Bayou channel markers; storm, hurricane and environmental clean-up; community meetings and communications; community legal fees, and community liability insurance.

Membership primarily allows a homeowner to attend membership meetings, be a board and committee member, and to vote on important matters that affect their property and community.

Deed restrictions are not tied to membership. Deed restrictions apply to all lot owners and residents in Flamingo Cay.

Real Estate Brokers and Rental Agents advising sellers, buyers and renters otherwise, and/or blatantly violating these deed restrictions will be reported to their respective licensing board, at a minimum. Violators may further be subject to neighbor suits, court costs and fines.

Sellers and buyers should not be advised by a licensed realtor to avoid membership so that they do not have to follow the state-approved deed restrictions. That advice is false and misleading. New buyers and renters must be made aware of the deed restrictions prior to purchase and rental in an ethical manner by brokers representing sellers, buyers and renters in the Cay.

Flamingo Cay Neighborhood Deed Restrictions can be found at the country records office or on the neighborhood website: www.myflamingocay.com/governing-documents. Please refer to "Amended and Restated Declaration of Restrictions, Limitations, Conditions, and Agreements for Flamingo Cay Subdivision, First Unit and Second Unit" or feel free to reach out to me personally.

For your convenience, I am attaching the most recent deed restriction on rentals in Flamingo Cay.

Sincerely,

Keith Kaiman, President, Flamingo Cay Association, Inc., 414-840-8485