

MICHELLE CATES DEAL, P.A.

Attorney and Counselor at Law

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Date: June 18, 2018

To: Heather Hill Apartments No. 1 Condominium Association, Inc.
Attention: Julie Williams, President/Director
C/O Ameri-Tech Companies, Inc., and Michael Perez, President
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763

Heather Hill Master Condominium Association, Inc.
Attention: Terry Albrecht, President/Director
821 DeLeon Ct., Unit 109
Dunedin, Florida 34698

Heather Hill Master Condominium Association, Inc.
C/O Progressive Management, Inc.
Jerry Krantz, Manager and Maureen Reardon, President/Director
4151 Woodlands Parkway
Palm Harbor, FL 34685

RE: On behalf of:

Heather Hill Apartments No. 1 Association
Heather Hill Apartments No. 2 Association
Heather Hill Apartments No. 3 Association
Heather Hill Apartments No. 4 Association

By way of introduction, my name is Michelle Cates Deal, Esq., and I am the Trustee for the Second Investment Equities Trust, the fee simple Condominium Parcel Owner in the units and common area property as legally described in the following:

Declaration of Condominium of Heather Hill Apartments No. 1 recorded in the public records of Pinellas County, Florida OR Book 3317, page 499 et al. (herein "Heather Hill No 1")

Declaration of Condominium of Heather Hill Apartments No. 2 recorded in the public records of Pinellas County, Florida OR Book 3458, page 918 et al. (herein "Heather Hill No 2")

Declaration of Condominium of Heather Hill Apartments No. 3 recorded in the public records of Pinellas County, Florida OR Book 3582, page 144 et al. (herein "Heather Hill No 3")

Declaration of Condominium of Heather Hill Apartments No. 4 recorded in the public records of Pinellas County, Florida OR Book 3827, page 746 et al. (herein "Heather Hill No 4")

(The above collectively herein referred to as "Heather Hill Apartments/Condominium")

Second Investment Equities Trust is also the Lessor in the *Long Term Lease Agreement* recorded in the Public Records of Pinellas County, Florida OR Book 4149, page 562 et al., and in the *Long Term Lease Agreement* recorded in the Public Records of Pinellas County, Florida OR Book 4277, page 9 et al., (herein collectively "Lease Agreements") wherein the Lessor has leased the real property legally described in the respective Lease Agreements, to Lessee, Heather Hill No. 1, Heather Hill No. 2, Heather Hill No. 3, Heather Hill No. 4, which real property is contiguous to the common area property of Heather Hill Apartments/ Condominium as described in the respective Declaration of Condominium set forth above, and where the recreational facilities/pool and the lake are located respectively (the two legal descriptions described in the Lease Agreements shall hereinafter collectively be referred to as the "L" Parcel; the "L" Parcel can be seen on the attached aerial photograph and on the drawing showing Heather Hill Apartments/Condominium with the "L" Parcel highlighted in yellow - Composite Exhibit "A"). Lessor has leased the "L" Parcel to Lessee, Heather Hill No. 1, Heather Hill No. 2, Heather Hill No. 3, Heather Hill No. 4, for the common use and enjoyment of the leasehold estate interest holders in Heather Hill Apartments/Condominium, subject to the terms and conditions of the respective Lease Agreements.

It is my understanding that Heather Hill Apartments No. 1 Condominium Association, Inc., managed by Ameri-Tech Companies, Inc., and Heather Hill Master Condominium Association, Inc., managed by Progressive Management, Inc., are two incorporated association entities and management companies currently handling the operations, management, and maintenance of the common area property of Heather Hill Apartments/Condominium, and the "L" Parcel containing the recreational facilities/pool and lake. It has come to the Lessor's attention that the one or both of these Associations, as the Lessee in the Lease Agreements, has been making modifications and/or alterations to the "L" Parcel without providing the requisite notice and receiving prior written consent from the Lessor, Second Investment Equities Trust, in accordance with the terms and conditions of the Lease Agreements before taking said actions; historically with the installation of oversized patios encroaching on the "L" property, and most recently with the planting of a number of trees (see attached photograph with new planting -

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Exhibit "B") in what was previously an open unobstructed green space area of the "L" Parcel (see attached Exhibit "C" - overhead map for view of open green space which has since been planted, and the patios installed behind the odd numbered units located at 858 - 870 Desoto Ct. encroaching on the "L" Parcel).

While the Lessor, Second Investment Equities Trust, wants the Associations and the leasehold estate owners of the units to continue to use and enjoy the benefit of the common property and the "L" Parcel which accompanies their unit's leasehold estate interest, it is hereby requested, in order to avoid a default in the terms of the Lease Agreements, that should any Associations intend in the future to take any action to modify or alter the "L" Parcel, that the Lessee provide the requisite notice to, and obtain the prior written consent of the Lessor, Second Investment Equities Trust, before taking any future action to remodel, add, reconstruct, modify or alter the "L" Parcel, as is more specifically provided for in paragraph 4 of the respective Lease Agreements. Additionally, 718.113 Florida Statutes provides that no material alteration or substantial additions to the common elements or to real property which is association property, except in a manner provided in the declaration as originally recorded or as validly amended under the procedures provided therein. There shall not be any material alteration or substantial addition made to association real property operated by a multi-condominium association, except as provided in the declaration, articles of incorporation, or bylaws as originally recorded or as validly amended under the procedures provided therein.

It is also the responsibility of each of the Heather Hill No. 1, Heather Hill No. 2, Heather Hill No. 3, Heather Hill No. 4, and the respective Associations, along with any Management Company that may be hired to act on their behalf, to ensure that the management, operation, responsibilities, and obligations owed to Second Investment Equities Trust, as the fee simple owners of all Heather Hill Condominium Property, is occurring in a way as to adhere to all terms and conditions required in the respective association documents to which they are a party, and in accordance with Florida Statutes. The documents include but are not limited to the Declaration of Condominium for each association as recorded in the Public Record of Pinellas County and set forth above, the Bylaws and Rules and Regulations attached thereto, and the Lease Agreements. Please note that paragraph 15 of each of the respective Declaration of Condominium for Heather Hill No. 1, Heather Hill No.2, Heather Hill No. 3, and Heather Hill No. 4 requires, in order to validly make an amendment to the Declaration of Condominium and/or Bylaws that written notice of the subject matter of any proposed amendment to the Declaration of Condominium and/or Bylaws must be served upon the fee simple owners of the Condominium Parcels (Second Investment Equities Trust) and that the proposed amendment is subject to an affirmative vote of the unit owners as defined in, and in accordance with the terms of the Declaration of Condominium.

While I am the Trustee of Second Investment Equities Trust, the day to day management of the Trust and collection of monthly land lease rent is handled by Midwest Real Estate Development Co., a management company hired by the Trust. Notice can be provided to me, as the Trustee for Second Investment Equities Trust, along with the Management Company for the Trust as follows:

Michelle Cates Deal, Trustee
Second Investment Equities Trust
201 Front Street, Ste. 333
Key West, Florida 33040
Email: MichelleCates@michellectates.com

With a copy provided to:

Midwest Real Estate Development Co., Inc.
Attention: Chrissy Mack
2990 Universal Street, Suite B
Oshkosh, WI 54904
Email: Chrissy@mwdevelopment.com

In the event that either Ameri-Tech Companies, Inc., or Progressive Management, Inc., is not the current management company of the respective Association, please disregard this letter and accept my apology for unnecessarily including you. In effort to avoid any confusion in the future as to what management company, if any, has been hired by any of the Associations for Heather Hill Apartments/Condominiums, it is requested that the fee simple owners, Second Investment Equities Trust, receive notice of the names and contact information for each of the newly elected board of directors of each association, as well as the contact information for any management company which the association may hire to handle its affairs after each annual member meeting. This yearly updated information can be sent to me and Midwest Realty at the addresses set forth above, or can be provided to us by email.

Thank you in advance for your attention and anticipated cooperation in this matter.

Sincerely,


Michelle Cates Deal, Esq.

MCD/s

Enclosures as stated

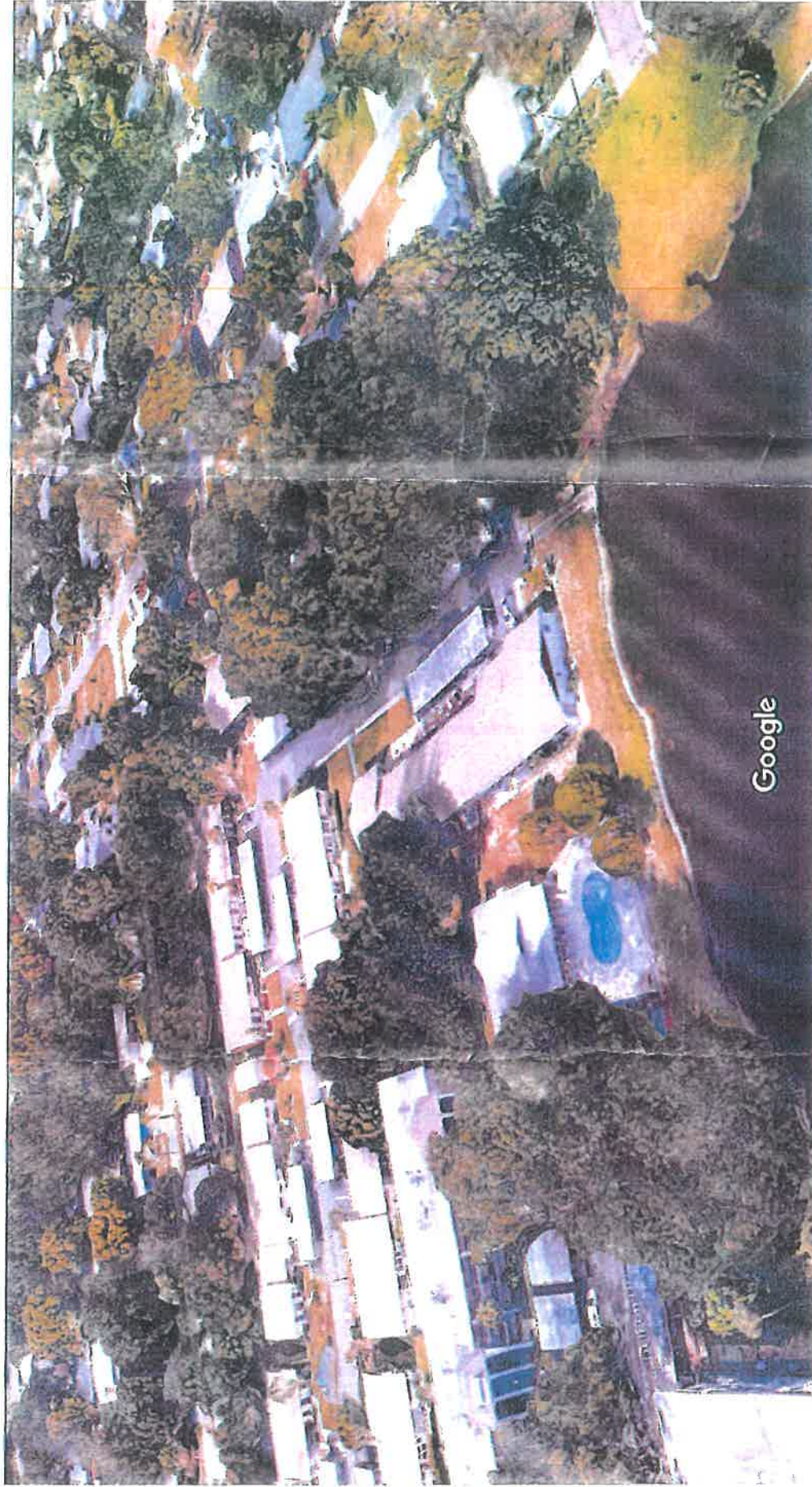
cc: Midwest Real Estate Development, Inc.



EXHIBIT **A**



EXHIBIT B



Maple Hill Square feet for #1, 2, 2, and 3 Associations and clubhouse
Common Ground and pool

