



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA FIRST CLASS U.S. MAIL AND  
CERTIFIED U.S. MAIL

March 29, 2022

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

RE: Notice of Deed Restriction Violation for the property located at 30342 Falcon Lane  
Plus 1 lot, Big Pine Key, FL 33043:

Mr. and Mrs. Boles,

The undersigned represents the interests of The Tropical Bay Property Owners Association, Inc. ("Tropical Bay"). Pursuant to the Amended Deed Restriction ("Deed Restriction") for Tropical Bay Subdivision, as recorded in the Official Records Book 1171, Page 1992 of the Monroe County, Florida public records, you, as a property owner within the Tropical Bay Subdivision, are required to comply with the terms and conditions as set forth in the Deed Restriction. However, you are currently in violation of such. More specifically, a boat trailer is currently located in the front yard of the property located at 30342 Falcon Lane Plus 1 lot, Big Pine Key, FL. The location of the empty boat trailer constitutes a violation of the Deed Restriction.

This letter shall serve as formal notice of your violation and as a demand that you immediately remove the empty boat trailer from the front yard. In the event the violation is not corrected within fifteen (15) days of the date of this Notice, Tropical Bay shall have no choice but to institute legal proceedings to enforce the Deed Restriction, costs of which shall be taxed to you. Please govern yourself accordingly.

Sincerely,

Gregory S. Oropeza, Esq.

CC:  
Tropical Bay