



February 3, 2015

Dear Titusvillage Homeowner,

Collins Realty Group, Inc. (CRGI) has been hired by the Board of Directors of Titusvillage Section One Protective Association, Inc. We are a professional property management company specializing in mandatory homeowners' associations and condominium associations. I would like to take this opportunity to explain our purpose and function. We are the liaison between the property owners/tenants and the Board of Directors. Our function is to enforce deed restrictions, collect assessments, monitor common areas, pay bills and keep the association in compliance with all federal, state and local laws. Over time, we will become visible to you as we move throughout the neighborhood.

Homeowners' associations are organized under the Florida Not for Profit Corporation Act (Chapter 617 of the Florida Statutes) by the developers who build the community and governed by the Homeowners' Association Act (Chapter 720 of the Florida Statutes). Properly run, associations promote the community concept and protect the community's property values. Under Florida's Land Sales Act, homeowners' associations are often assigned significant responsibilities to provide services and to maintain improvements within the community. Membership is a mandatory condition for the ownership of property. Assessments are levied for the purpose of maintaining the association and its common property. Payment of assessments is a requirement of ownership.

In the coming weeks we will be reaching out to individual owners regarding past due balances. We would also like to have your telephone numbers and email addresses for the association roster. Please send an email to [crgi2014@gmail.com](mailto:crgi2014@gmail.com) to provide that information. Our contact information is on this letterhead as well as on the business cards enclosed. I am looking forward to meeting you and I encourage you to contact me with any questions you may have regarding the association.

Sincerely,

*Dennis G. Collins*

Dennis G. Collins  
President/Broker/Community Association Manager