



July 9, 2007

Dear Sail Harbour Home Owner:

Please allow me to introduce myself; my name is Bruce King of Kings Management Services, Inc. I am pleased to inform you that the Board of Directors has chosen Kings Management Services as the new managers of Sail Harbour Home Owners Association.

To properly carry out the management of the community it is necessary for us to have current and accurate ownership and tenant records. Please take a moment to complete the enclosed questionnaire and return it to our office in the enclosed self addressed envelope. Your prompt response will be appreciated.

Unfortunately we have had a problem with the previous management company not turning over certain important documents which may have resulted in your maintenance payment being returned to you. In addition Banco Popular will no longer accept the coupons you are currently using.

The Board of Directors has therefore voted to change banks and issue new payment coupon books. **PLEASE DO NOT SEND IN ANYMORE PAYMENTS UNTIL YOU HAVE RECEIVED YOUR NEW COUPON BOOKS.** You will not be charged any late fee during this transition period.

Your first new coupon will be for the month of July. If you have already paid for July or any subsequent months and the payment(s) were accepted by the bank, you can disregard the new coupons for the months you have already paid. If you are delinquent and owe for months prior to July you must send those payments for the months prior to July to the address below and then begin sending in your payments starting with the month of July to the address on the new coupons.

We anticipate a long relationship with your community and look forward to working with the Board of Directors in carrying out the day to day management of the community. Mr. Bob Weakley of Kings Management will be the manager assigned to Sail Harbour and will be the person responsible for weekly community inspections and the oversight of the day to day management of the community.

Our goal is to help you relax and enjoy your community!

P.O. Box 32248 Palm Beach Gardens, FL 33420
(561) 627-0480 Phone (561) 627-1247 Fax

Please direct all future correspondence to the following address:

Sail Harbour Home Owners Association, Inc.
c/o Kings Management Services, Inc.
P.O. Box 32248
Palm Beach Gardens, FL 33420

Should you have any questions, please do not hesitate to call our office.

Very truly yours,
SAIL HARBOUR HOME OWNERS ASSOCIATION, INC.

A handwritten signature in black ink, appearing to read "Bruce King". The signature is fluid and cursive, with the first name "Bruce" and last name "King" clearly distinguishable.

Bruce King
Kings Management Services, Inc.

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Sail Harbour Owner and Tenant Information Sheet

Please clearly print all information

Owner Information

Legal Owner/s 1- _____

(List all owners) 2- _____

3- _____

Property Address: _____

Mailing Address: _____

_____	_____	_____	_____
Mailing City	Mailing State	Mailing Zip	Mailing Country

_____	_____	_____	_____	_____
Home Phone	Home Fax	Mobile Phone	Mobile Phone	Business Phone

_____	_____	_____	_____
Email address	Which owners email address	Email address	Which owners email address

Tenant Information

Tenant/s 1- _____

(List all tenants) 2- _____

3- _____

4- _____

5- _____

_____	_____	_____	_____	_____
Home Phone	Home Fax	Mobile Phone	Mobile Phone	Business Phone

_____	_____	_____	_____
Email address	Which tenant email address	Email address	Which tenant email address

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IMPORTANT COMMUNITY REMINDER AND NOTICE

Pursuant to Article XIV of the Associations' Declaration of Covenants, Conditions and Restrictions all Leases MUST BE APPROVED by the Association prior to the tenant(s) taking up occupancy. You can obtain the required application forms from Management.

Please be advised that the Board of Directors has voted to begin collecting a One Thousand (\$1,000.00) Dollar deposit beginning August 1, 2007, as is authorized in Article XIV of the Declaration of Covenants, to be deposited in escrow with the Association to repay for any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants.

ARTICLE XIV

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing, be approved by the Association and shall provide that the Association shall have the right to terminate the leases in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, By-Laws of the Association and applicable rules and regulations, if any. Leasing of Lots and Town Homes shall also be subject to the prior written approval of the Association. The Association shall require an interview of the prospective tenant. The Owners or lessee requesting the approval shall pay to the Association a fee of One Hundred and no/100 (\$100.00) Dollars or an amount designated by the Florida Statutes, whichever is greater, to cover the costs of reviewing the lease, examining records and interviewing the tenant. No lease shall be approved of a term of less than six (6) months. The prior written approval of the Association for a lease shall not apply to Lots and/or Town Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may by a majority vote establish a requirement that a sum of money not to exceed One Thousand and no/100 (\$1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association to repay any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Corporation). The number of occupants must comply with the Palm Beach County Code regarding the size of the Town Home.

If you have a tenant/s living in your unit and have not received approval or submitted a written copy of the lease, please contact Management.

Failure to comply with the conditions as stated above may subject you to fines and/or other enforcement remedies.

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