
MAGNOLIA POINT COMMUNITY ASSOCIATION, INC.

A Florida Corporation Not-for-Profit
% MAY Management Services Inc.
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<https://www.magpt.com>

September 20, 2024

From: Board of Directors

To: Magnolia Point Community Association Members

Subj: REQUIREMENT TO PROVIDE COPIES OF RULES AND COVENANTS

Ref: (a) 2024 Florida Statute 720 — Homeowners' Association Act (HAA)

NOTICE IS HEREBY GIVEN that as detailed below, the Association has made all governing documents available to all members via its website.

1. During the 2024 Florida Legislative Session, the Legislature passed a number of amendments to Florida Statute 720 that were signed into law by Governor DeSantis effective on July 01, 2024. The full text of the statute is available for review on the Florida Senate's website at <https://www.flsenate.gov/Laws/Statutes/2024?chapter=720>.

2. Specifically, reference (a) Section 303(15) (FS 720.303) was amended in part, to require that prior to October 1, 2024, an association shall provide a physical or digital copy of the association's rules and covenants and any future amendment(s) to every current or new member of the association. Reference (a) further states:

“(d) The requirements of this subsection may be met by posting a complete copy of the association's rules and covenants, or a direct link thereto, on the homepage of the association's website if such website is accessible to the members of the association and the association sends notice to each member of the association of its intent to utilize the website for this purpose. Such notice must be sent in both of the following ways:

1. By electronic mail to any member of the association who has consented to receive notices by electronic transmission and provided an electronic mailing address to the association for that purpose.

2. By mail to all other members of the association at the address identified as the member's mailing address in the official records of the association.”

3. This letter serves as the Association's official notice to Members, that all governing documents to include: Declarations of Covenants, Conditions, Easements and Restrictions; the Articles of Incorporation; Association By-Laws; and all Rules and

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Policies are available for member review and download on the Association's website: <https://www.magpt.com/>.

4. Registration on the website is not required to access the governing documents however, members are encouraged to register for an account in order to access restricted documents and other information that is not available to the general public. If you have not already done so, please visit <https://www.magpt.com/p/Register-for-a-Website-Account> to register for a personal account on the website.

5. In addition to electronic and physical mailing of this letter to members, a copy of this letter will be posted under the "Notices" link on the Association's website.

6. Questions and/or concerns regarding this subject should be directed to secretary@magpt.com.

7. Posted on the MPCA website at <https://www.magpt.com> this 20th day of September 2024.

For the Board of Directors,



W. H. NISLEY II
Secretary,
Magnolia Point Community Association