

October 30, 2018

Sunshine Estates Property Owners  
1957 W. Michigan Drive  
Harlingen, TX 78550

Dear xxx **(Homeowner Name Goes Here)**,

It has come to the attention of the SEPO Board that you have a fence on your property that is not in compliance with the SEPO covenants.

Specifically under the Covenants, Conditions and Restrictions of Sunshine Country Club Estates, Exhibit "B" , Architectural Control Committee, Paragraph 19, it states," No fences, walls or improvements shall be built or constructed on any easements."

Under Policies and Procedures of Sunshine Country Club Estates, March 1, 2018 this is clarified on page three. "For clarification, our lots have a ten foot utility easement from the lot line across the front and a five foot utility easement from the lot line across the back."

You will be allowed to retain this fence as long as you own the property. If you sell your property the fence must be removed to put the property in compliance with our covenants. A Resale Certificate will not be issued from our office until the fence is removed.

Sincerely,

Jean Lawrence  
SEPO Board President