

November 15, 2022

Upper Stage, Inc.
c/o Estro Vitantonio
5387 N. Nob Hill Road
Sunrise, FL 33351

VIA CERTIFIED U.S. MAIL
#7021 0950 0001 8279 2807
& EMAIL: evitantonio@paaltech.com

RE: Nob Hill Business Center Condominium Association, Inc.
Restrictive Covenant Violations – Parking and Unauthorized Common Element Alteration
PROPERTY ADDRESS: 5387 N. Nob Hill Road #5387, Sunrise, FL 33351

Dear Mr. Vitantonio,

Please be advised that this office represents Nob Hill Business Center Condominium Association, Inc. (“Association”), as general counsel. In such capacity, the Association’s Board of Directors has contacted me regarding an ongoing restrictive covenant violation related to your usage of the common element parking spaces on the property. The Association, through management, has previously advised you of the same issue but, to date, there is no compliance, and the violation remains.

As you should be aware, the parking spaces are common elements of the Association for use by all unit owners equally. No unit owner has title to any parking space individually nor can a unit owner partition such common elements for their own exclusive use. Additionally, no unit owner can make any addition, alteration or improvement to the common elements without prior written consent of the Board of Directors. It has been reported that that you have altered several parking spots, without approval and consent, by placing your company name on said spots. This is a clear violation of the governing documents of the Association and must be corrected at once.

Therefore, **FINAL DEMAND** is hereby made that the foregoing violation be corrected immediately and permanently. In particular, you must do the following upon receipt of this correspondence: **by no later than December 1, 2022**, remove the unauthorized and unapproved alteration on the parking spaces which contain your company name and restore the spaces back to the condition they were in prior to such alteration. Upon compliance with this demand, you must notify this firm that you have done so, in writing.

In the event that you do not comply with this demand, the Association will have no alternative but to pursue all legal remedies available to it, including, but not limited to, filing a legal action against you, without further notice, to obtain injunctive relief. Legal action may also include the filing of an arbitration action, naming you as a respondent. Should legal action become necessary, you will be responsible for all attorneys’ fees and costs incurred in enforcing the provisions of its governing documents.

PLEASE GOVERN YOURSELF ACCORDINGLY.



FARAN A. ABBASI, ESQ.

cc: Nob Hill Business Center Condominium Association, Inc.
Registered Agent at 147 Swan Ave., Plantation, FL 33324