

South Fork of Hillsborough County Homeowners Association, Inc.

c/o DLG Management Services
406 N. Hubert Avenue, Suite 102
Tampa, Florida 33609
(813) 254-1600

FIRST NOTICE OF VIOLATION
Courtesy Notice and Opportunity to Cure

Date: April 15 2026

Lan Anh Nguyen & Loug Duy Tran
1850 Sherwood St
Sarasota, FL 34231

REF: 10416 Opus Drive, Riverview, FL 33579

Dear Ms Nguyen,

The South Fork of Hillsborough County Homeowners Association, Inc. (the "Association") works to maintain the appearance, safety, and property values of our community in accordance with the Association's Governing Documents.

During a recent inspection, the following condition(s) were observed at the above-referenced property that do not appear to comply with the Declaration of Covenants, Conditions and Restrictions for South Fork of Hillsborough County Homeowners Association and the Association's rules and regulations, (collectively, referred to as the Association's "Restrictions");

Observed Violation(s):

1. Protruding object in side bedroom window
2. Rear palms not being maintained (visible from the street)
3. Rear patio and home has visible mildew
4. Patio furniture in poor condition and strewn about
5. Mattresses place in easement
6. Trash visible throughout the front yard

How to Cure:

1. Remove object from window
2. Trim all palms in the lot regularly
3. Pressure wash rear patio and rear of home
4. Clean or remove unsightly furniture
5. Instruct tenant to not place any personal belongings at the curb unless a special pick up has been arranged with the County
6. Tenants must pick up trash on a daily basis.

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This letter is intended as a **courtesy notice** and an opportunity to bring the property into compliance. The Association respectfully requests that the above item(s) be corrected **within fourteen (14) days from the date of this notice**.

If you have already addressed the issue, or if you believe this notice was sent in error, please disregard this letter. If you have questions, need clarification, or require additional time to comply, we encourage you to contact management in writing at:

DLG Management Services
406 N. Hubert Avenue, Suite 102
Tampa, Florida 33609
Email: dlee@dlgmgmt.com

Important Notice Regarding Non-Compliance

PLEASE NOTE: If you fail to correct the violation(s) as requested above, the Board of Directors will, at the next Board of Directors meeting on June 4, 2026 at 7PM. Visit www.sfhoa1.com for zoom information. This procedure is in accordance with Section 720.305 of the Florida Statutes, impose a fine against you and the property (or the occupant, tenant, guest, invitee, or licensee, if applicable) of \$100.00 per violation, per day, for each day of a continuing violation, not to exceed \$1,000.00, in the aggregate.

The Association appreciates your attention to this matter and your cooperation in helping keep South Fork a well-maintained and enjoyable community for all residents.

Sincerely,

Board of Directors

South Fork of Hillsborough County Homeowners Association, Inc.