

**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 AND INTENT TO LEVY FINE/SUSPENSION**

*April 15 2026*

Hon JV III Title Holder LLC  
8333 Douglas Avenue  
Suite 9250  
Dallas, TX 75225

Re: 1<sup>st</sup> Notice of Violation and Intent to Levy Fine  
Property Address: 10607 Noah Court, Riverview

Dear Hon JV:

South Fork of Hillsborough County Homeowners Association, Inc. (the "Association") is charged with the responsibility of administration, operation, and maintenance, and compliance of the Declaration of Covenants, Conditions and Restrictions for South Fork of Hillsborough County Homeowners Association, the Articles of Incorporation for South Fork of Hillsborough County Homeowners Association, Inc., the By-Laws of South Fork of Hillsborough County Homeowners Association, Inc., (collectively the "Governing Documents") and the Association's rules and regulations, as each may be amended from time to time (collectively, along with the Governing Documents, referred to as the Association's "Restrictions"); to preserve and protect the property values and residents' enjoyment of the community. In keeping with this responsibility, the Association and management routinely review the use and condition of the community to ensure compliance with the Restrictions.

It has been observed that the Property is not being maintained in compliance with the Association's Restrictions. Specifically, you (or the occupant, tenant, guest, invitee, or licensee, if applicable) need to perform the following:

**VIOLATION:**

- Adult and minor occupants exceed lease. Neighbors have verified four adult occupants and possibly nine children. 3-4 vehicles visible at the home
- Vehicle(s) are still leaking oil onto the street
- Vehicles in street are deterring trash service to neighbors

**HOW TO CURE:**

- Complete a wellness visit to verify number of persons residing at the home
- Additional adults would require HOA screening
- Clean oil off street and instruct tenants to repair vehicles to avoid leaking
- Vehicles should be parking in garage and driveway first, then street in staggered manner

This correspondence serves as a reminder to correct the violation noted above and bring the above

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referenced property in compliance with the Restrictions. The Association requests your compliance by correcting the above item(s) within fourteen (14) days of the date of this letter. If you are unable to comply with this timeframe or should you have questions, comments or wish to respond to this letter, please do so in writing to: 406 N Hubert Avenue, Suite 102, Tampa, Florida 33609 or via email at: [dlee@dlgmgmt.com](mailto:dlee@dlgmgmt.com).

**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 held by zoom, on June 4, 2026, in accordance with Section 720.305 of the *Florida Statutes*, to discuss 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. Additionally, the Board may, pursuant to Section 720.305(2)(a), of the Florida Statutes, also suspend the right of an Owner, tenant, guest or invitee, to use common areas and facilities.**

On behalf of the Board of Directors, we wish to thank you in advance for your prompt attention to this matter. As always, your cooperation is appreciated.

Sincerely,

Board of Directors of South Fork of Hillsborough County Homeowners  
Association, Inc.

ENCLOSED: photos