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June 19, 2026

Author's Email Address:
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VIA: ELECTRONIC MAIL AND CERTIFIED MAIL

RETURN RECEIPT REQUESTED – Receipt # 9589 0710 5270 1395 0006 34

South Fork of Hillsborough County Homeowners Association, Inc.
c/o DLG Management Services
406 N. Hubert Avenue
Suite 102
Tampa, FL 33609
dlee@dlgmt.com

Re: 10618 Logan Chase Lane, Riverview, Florida 33579

Dear Ms. Lee,

This firm represents STR LTR, LLC (our “Client”) as it relates to our Client’s ownership of that certain residential property located at 10618 Logan Chase Lane, Riverview, Florida 33579 (the “Property”). Our Client is in receipt of the First Notice of Violation and Intent to Levy Fine/Suspension dated April 15, 2026 (the “First Notice”), and the Second Notice of Violation dated June 10, 2026 (the “Second Notice”), as issued by DLG Management Services (the “Property Manager”) on behalf of the South Fork of Hillsborough County Homeowners Association, Inc. (the “HOA”).

We are seeking clarification as to each notice. Specifically, the First Notice alleges two violations: 1) the west side of the Property has patched stucco, and the paint does not match the rest of the Property; and 2) the exterior of the home has visible mildew. The stated cure in the First Notice was a full exterior painting of the Property. The First Notice also referenced enclosed photographs, but none were enclosed.

The Second Notice alleges two violations: 1) exterior paint and repairs to soffit needed; and 2) edging of the lot required weekly. The required correction per the Second Notice is to submit an ARB request for full painting of the exterior of the Property and a submission of photos of corrections to you to terminate per day fines; and 2) mow/edge lot weekly per the HOA rules. The Second Notice does not refer to mailbox discoloration or driveway conditions. Further, the enclosed photographs appear to be from March 2026, while others are from June 2026.

Understandably, this creates confusion as these items were not identified in the First Notice or were not clearly tied to the current fine/hearing. As for the mowing/edging issue noted in the Second Notice, our Client's landscaper services the Property weekly. The photograph attached to the Second Notice appears to have been taken shortly before the scheduled lawn service. Our Client would like clarification as to whether proof of the weekly landscaping schedule is sufficient to cure the alleged violation, or whether the HOA is requesting photographs after each weekly service.

Regarding the exterior paint/mildew allegation in the First Notice, the Property was pressure washed, and paint chipped in some areas as a result. Our Client is willing to address and touch up the affected areas but is seeking clarification as to whether the HOA is requiring a full repaint of the Property exterior. If the latter, our Client requests clarification of the specific provision of the HOA governing documents which support such a requirement.

Regarding the soffit/fascia issue, our Client is seeking clarification as to whether this was related to the First Notice, or if this is being treated as a new violation, since the First Notice did not specifically identify these issues.

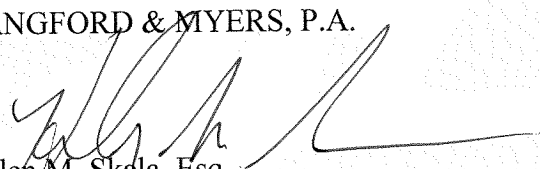
Regarding the driveway and mailbox photographs, our Client is seeking clarification as to whether the HOA is contending those items are part of the current fine/hearing. If so, our Client seeks clarification as to the specific notice, photograph(s), date of inspection, the governing document provision, and the proposed cure for each item.

Our Client intends to comply with any outstanding violations, but needs these issues to be clarified by the HOA to proceed. **To this end, please provide a response to this correspondence on or before June 25, 2026.** To the extent that any fines for the foregoing issues are accruing, we request that any fines be paused until the requested clarifying information is provided to our Client.

Thank you for your attention to this matter.

Sincerely,

LANGFORD & MYERS, P.A.


Helen M. Skala, Esq.

HMS/pac