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

SECOND NOTICE OF VIOLATION

Notice of Intent to Levy Fine / Suspension and Opportunity for Hearing
Sent via Certified Mail (Return Receipt Requested)

Date: August 17, 2026

Owner(s): Esther Cheesboro
13602 Sigler Street
Riverview, FL 33579

Dear Ms Cheeseboro:

This letter serves as a second notice regarding an unresolved violation at the above-referenced property.

As previously communicated, the South Fork of Hillsborough County Homeowners Association, Inc. (the "Association") is responsible for enforcing the Association's Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, By-Laws, and adopted rules and regulations (collectively, the "Governing Documents") in order to preserve community standards and property values.

You were previously notified of a violation at the above property and provided an opportunity to correct the matter. A re-inspection has since been conducted, and the violation(s) remain unresolved.

Outstanding Violation(s)

Violation:

1. **Roof in very poor condition (shingles)**
2. **Palms (especially side and rear) not trimmed**
3. **Oil stains in driveway**

1.

Required Correction:

1. **Submit ARB request for Roof Replacement**
   2. Trim palms on regular basis to maintain proper maintenance – see Landscape Rules and Regulations
2. **Clean Oil Stains from driveway and maintain surface oil and mildew free**

Final Opportunity to Cure

This letter serves as a **final reminder** to correct the violation(s) noted above. The Association recognizes that maintenance issues may occur from time to time; however, compliance is required.

You are hereby directed to correct the violation(s) **within fourteen (14) days from the date of this letter**.

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Please be advised that the Board of Directors has approved the levy of a fine in accordance with **Section 720.305, Florida Statutes**, in an amount of **up to $100.00 per day per violation**, not to exceed **$1,000.00 per violation**, should the violation(s) continue beyond the cure period. **PHOTOS OF CORRECTED ITEMS ARE REQUIRED TO CLOSE THE FILE.**

Additionally, the Board has approved the potential **suspension of common area and facility use rights**, as permitted by law.

Notice of Hearing – Compliance Committee

This letter also serves as your **official notice and opportunity for a hearing** before the Association's Compliance Committee, an independent committee of homeowners, to confirm or reject the fine and/or suspension approved by the Board.

Hearing Details:

- **Date:** August 24, 2026
- **Time:** 6:30 PM EST
- **Location:** https://sfhoa1.com/hearing
- **Dial In:** 13052241968,,87592913273#,,,,*424218#

You may submit written documentation demonstrating correction of the violation(s) prior to the hearing. You may also participate in the hearing by telephone; if you wish to do so, please provide a contact number to the Community Association Manager at dlee@dlgmgmt.com in advance.

PHOTOS OF CORRECTED ITEMS MUST BE SENT TO DLEE@DLGMGMT.COM

Failure to respond or appear will be deemed a waiver of your right to contest the fine or suspension.

Additional Notice

Please note that payment of any fine does **not** relieve the obligation to correct the violation(s). Continued non-compliance may result in further enforcement action as permitted under the Governing Documents and Florida law.

If you have questions or wish to respond in writing, please contact:

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

The Association prefers voluntary compliance and hopes this matter can be resolved promptly without the need for further action. Your cooperation is appreciated.

Sincerely,

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

Enclosure: Violation Photograph