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: September 7, 2026

Owner(s): Jojo & Soniya James
44 Od Middletown Road
New City, NY 10956

Property Address: 10410 Opus Drive
Riverview, Fl 33579

Dear Mr James:

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. Oil stains (4) in driveway
2. Side lattice fence needs repair
3. Driveway has weeds
4. Easement tree landscape pavers need straightening and week removal
5. Oak tree needs raised to 12-15' off sidewalk

How to Cure:

1. Remove oil stains
2. Repair lattice fence
3. Spray weeds in driveway on regular basis
4. Straighten pavers (or remove)
5. Spray weeds/grass in tree ring, and raise oak per landscape regulation

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**.

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PHOTOS OF CORRECTED ITEMS ARE REQUIRED TO CLOSE THE FILE

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 Compliance Review meeting, 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.