

# Spring Creek Oaks HOA, Inc.

123 Test Street  
Miami, FL 33015  
www.springcreekoaks.com

Conan O'Brien  
123 Test Street  
Miami, FL 33015

## RE: COURTESY WARNING NOTICE FOR 3855 Ridge Point Dr

Dear Conan O'Brien,

We hope this letter finds you well. As part of our commitment to maintaining the aesthetic harmony of Suwanee Springs, we conduct monthly property inspections to ensure compliance with the HOA covenants and design standards.

**During a recent inspection of your community, we noted that your property at 3855 Ridge Point Dr may require attention to ensure alignment with the Suwanee Springs community standards.**

Please note that this is a courtesy notice intended to give you ample time to budget and plan for necessary maintenance. We understand that some maintenance activities can only be completed at a seasonally appropriate time. Our goal is to collaborate and provide proactive reminders to help homeowners stay ahead of maintenance and uphold the community's standards and appearance for the benefit of all Suwanee Springs residents.

### HOA WARNING ID: DHOV63F63 | EXTERIOR PAINT: ENTIRE HOUSE OR TRIM

**Date Recorded:** January 22, 2025

**Violation Type:** Exterior Paint: Entire House or Trim

**Notes:** test

#### 3.2 / Building Maintenance

*Homes and outbuildings must be kept neatly painted and free of disrepair. Mildew, algae, rot, staining, or other discoloration shall be promptly removed or repaired. In addition to the siding and fascia of the house, this shall include doors, shutters, planter boxes, and porches. Refer to §5.4 of this document for guidelines regarding paint colors.*

Please note that if the issues are not addressed within a reasonable timeframe, they may transition into formal violations. Once they are violations, continued non-compliance could result in further action, including possible fines or other enforcement measures, as outlined in the community's governing documents.

If you have any questions or need clarification, we encourage you to reach out to us directly. We appreciate your cooperation and partnership in keeping Suwanee Springs a great place to live.

Sincerely,  
Suwanee Springs ACC  
acc@springcreeoaks.com