

Spring Creek Oaks HOA, Inc.

123 Test Street
Los Angeles, CA 90210
www.springcreekoaks.com

James & Jane Fallon
123 Test Street
Los Angeles, CA 90210

RE: VIOLATION NOTICE FOR 3865 Ridge Point Dr

Dear James & Jane Fallon,

We hope this letter finds you well. As part of our ongoing efforts to maintain the aesthetic and functional integrity of Suwanee Springs, we regularly inspect the properties to ensure compliance with the community's governing documents.

During a recent inspection of your community, it was noted that your property at 3865 Ridge Point Dr is in violation of the Suwanee Springs covenants:

HOA VIOLATION ID: DHOV1F71B | BERMUDA SOD INSTALLATION/NO GRASS IN FRONT LAWN

Date Recorded: January 23, 2025

Resolution Required By: February 22, 2025

Violation Type: Bermuda Sod installation/No grass in front lawn

Notes: test

5.4 / Paint Colors

Houses, doors, shutters, and porches can be repainted in their original colors. Any change in color requires ACC approval. The ACC will generally not approve paint which is essentially of the following colors: bright red, pink, orange, purple, violet, bright blue, or yellow, though approved paints may have overtones of these colors. Stained wood is not acceptable. Requirements for painting and staining decks are covered in the section on decks. See Covenants §7.01.

HOA VIOLATION ID: DHOV2A74 | MISSING WINDOW SHUTTERS

Date Recorded: January 23, 2025

Resolution Required By: February 22, 2025

Violation Type: Missing Window Shutters

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.

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HOA VIOLATION ID: DHOV4EF80 | PRESSURE WASH DRIVEWAY / CURB

Date Recorded: January 23, 2025

Resolution Required By: March 9, 2025

Violation Type: Pressure Wash Driveway / Curb

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.

We kindly ask that you address these violations by the above-mentioned date to avoid further action and/or fines imposed by the ACC. Failure to address this violation by the specified deadline may result in further action, including but not limited to fines, suspension of community privileges, or legal action as outlined in the governing documents.

If you believe this notice was issued in error or if you have any questions or concerns, please contact us at acc@springcreeoaks.com.

Thank you for your attention to this important matter and for your continued cooperation in maintaining the standards of our community. This helps preserve property values and ensures Suwanee Springs remains a nice place to live.

Sincerely,
Suwanee Springs ACC