

# Spring Creek Oaks HOA, Inc.

c/o Property Managent Associates, LLC.

13217 SW 131st St,

Miami, FL 33186

www.hoapma.com

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

## RE: COURTESY WARNING NOTICE FOR 3865 Ridge Point Dr

Dear James & Jane Fallon,

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 3865 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: DHOV47E6E | SOFT WASH ROOF

**Date Recorded:** January 23, 2025

**Violation Type:** Soft Wash Roof

**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,  
Property Managent Associates, LLC.,  
Agent for Suwanee Springs  
info@hoapma.com  
13217 SW 131st St,  
Miami, FL 33186