

Code Enforcement Committee

Scope: Tour the community for serious and ongoing homeowner violations. Committee will forward letter of violations to the board for action. The board will approve/disapprove letter for mailing, or after letter phase is exhausted, turn infraction over to attorney for legal action. (See attached form letters).

Time of action: Time permitted to fix the problem is listed on the form letters.

Board Action: If the infraction is a maintenance item such as grass cutting, tree trimming, etc. the board may hire a contractor to complete the maintenance and charge the homeowner for work completed, as well as a service charge if warranted.

If legal action is required the board will submit pertinent information to the attorney, pay the attorney for his time which will be billed to the homeowner. These fees will become part of a lien if legal action is required.

Committee members are not to confront homeowners with violations.

For tree trimming, marking the trees or shrubs with plastic marking tape used by surveyors would let homeowners know if their trees are encroaching.

Member:

Bob Cox	869-5847
Jim Haley	863-5847
Joe Dilandro	863-3394

Date:

Dear:

Lots in Great Cypress are subject to certain restrictions which have been recorded in the public records of Pasco County, Florida. Owners of these lots are responsible for knowing the restrictions and abiding by them.

It has been brought to our attention that you are in violation of the restrictions as follows:

Since you may have forgotten about the foregoing restrictions, we want to remind you of their existence and request that you take whatever action is necessary to comply with the restrictions within twenty (20) days from the date of this letter.

By following the restrictions, all owners of property in Great Cypress can expect that inappropriate acts or omissions will not adversely affect the value of their property by other owners.

Your cooperation and assistance in this matter will be appreciated.

Sincerely,

BOD,
Great Cypress Homeowners Association

Date:

Dear:

You have been previously contacted concerning your violation of certain deed restrictions recorded in the Public Records of Pasco County, Florida, which pertain to lots in Great Cypress. It is my understanding that as of this date you are still in violation of the restrictions as follows:

Are you aware that if suit is filed you may be obligated for court costs and attorney fees upon judgment being entered against you? After judgment is obtained, you may also be required to appear and testify as to all of your assets and subject to execution, and said assets may be sold at public auction to satisfy these costs and fees.

Furthermore, if you do not comply with the court's judgment, you may be subject to whatever consequences the Court deems appropriate in dealing with your failure to comply. Surely you do not want this to happen, when the matter can be settled by your voluntarily complying with the restrictions.

The purpose of this letter is to give you one more chance to take whatever steps are necessary to comply with the restrictions without legal action. Unless, within ten (10) days from the date of this letter, we receive written notice from you assuring that you have voluntarily complied with the restrictive covenants by correcting the foregoing violation, take appropriate legal action, without contacting you further.

Sincerely

BOD
Great Cypress Village Homeowners Association