

EVANS TURKEY CREEK HOA
14324 Evans Ranch Road, Lakeland, Florida 33809

10 February 2024

To: All Association Members
From: Evans Turkey Creek HOA Board
Subject: Notice of Covenants Enforcement

We are fortunate to live in a community founded with an emphasis on its rural environment. We have no golf course style covenants but rather ones that conform to the rural nature of our Turkey Creek that often has turkeys roaming through.

This letter is being sent following our attorney's guidance to make the HOA members aware of our covenant enforcement process. Periodically, each board member reports potential violations they have witnessed to the board along with any homeowner complaints brought to their attention.

Many of our covenants relate to construction and renovations. Those require approval from the ACC (Architectural Control Committee). The Board gets involved when the residents fail to get approval or when the ACC asks for assistance.

The objective restrictions in covenants, not related to construction or renovation, are fairly minimal including: pets & livestock, parking, trash, signs, ground cover, and yard sales.

The process the board will follow for identified covenant violations is to first send a note to the homeowner(s) alerting them to the issue and asking them to reply with their plan to correct it by a set date. If no reply is received a letter will be sent requiring the homeowner(s) comply within 14 days. If the homeowner does not comply the HOA Lawyer will be asked to send the homeowner a letter.

The homeowner gets billed for the legal expenses.

As an example, the HOA recently sent out six notes to homeowners regarding parking restrictions. As of this writing five responded within days, three by correcting the issue and two with plans to correct the issue.

No one on the board likes pestering neighbors to comply with the covenants.

The state law requires us to do so.

Please help us out.

Thank you,

Evans Turkey Creek HOA Board
Allen Hockenbery, president