



May 15, 2014

Greater Hills Home Owners Association, Inc.
Attn: Terry Blanchette, President
P.O. Box 121522
Clermont, FL 34712

Re: Maintenance Required- Stormwater Management System Components

Dear Mr. Blanchette:

As part of Lake County's permit with the State of Florida to operate our Municipal Separate Storm Sewer System (MS-4), we are required to conduct inspections and map the overall stormwater system throughout the County. During our field inspection each stormwater structure's condition and functionality is evaluated as compared to original permitted design. These inspections include stormwater management system components within County right-of-way and connected system features not necessarily within County right-of-way. During the inspection effort in your subdivision, the attached list of stormwater structures were noted as in need of attention.

Our review of the Saint Johns Water Management District (SJRWMD) permit records and the organizing documents of your development indicates the maintenance responsibility of these specific elements of the stormwater system lies with the Greater Hills Home Owners Association (HOA).

We would be glad to meet you or your representative at Greater Hills to discuss the concerns noted in the attached list and possible courses of action the HOA might take to address. We would also be glad to make a presentation at one of your HOA meetings to discuss citizen/ individual property owner actions that can be taken to aid in maintaining the stormwater system and assist with water quality.

Please feel free to contact me at (352) 483-9080 or via email nmcray@lakecountyfl.gov should you have any questions.

Sincerely,

Nicholas Mcray
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List- Greater Hills
Notice of Covenants, Conditions and Restrictions- Greater Hills (ORB/PG 1022/270)
SJRWMD Neighborhood Guide to Stormwater Systems

cc: Mary Hamilton, Environmental Services Division Manager
File- NPDES Inspections

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION
437 ARDICE AVE. ♦ EUSTIS, FL 32726 ♦ P 352.483.9080 ♦ F 352.483.9082
Board of County Commissioners • www.lakecountyfl.gov

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PUBLIC WORKS DEPARTMENT – ENVIRONMENTAL SERVICES
437 ARDICE AVE. ♦ EUSTIS, FL 32726 ♦ P 352.483.9000 ♦ F 352.483.9025

The following stormwater system components were inspected and found to be in need of attention:

ID	Structure	Material	Vegetation	Notes	Blockage	Inspection date	Custodian	Condition	Location
9205	OUTFALL	CONCRETE	LIGHT	SEDIMENT NEEDS TO BE REMOVED	100	4/9/2014	HOA	POOR	RETENTION POND BEHIND 15931 LAKE ORIENTA CT.
9101	OUTFALL	CONCRETE	MODERATE	NEEDS SEDIMENT REMOVED	80	3/31/2014	HOA	POOR	RETENTION POND BEHIND 15500 CRYSTAL CREEK CT.
9103	OUTFALL	CONCRETE	MODERATE	OUTFALL AREA NEEDS VEGETATION AND SEDIMENT REMOVED	70	4/1/2014	HOA	POOR	RETENTION POND BEHIND 15508 CRYSTAL CREEK CT.
9107	OUTFALL	CONCRETE	MODERATE	OUTFALL AREA NEEDS VEGETATION AND SEDIMENT REMOVED	80	3/31/2014	HOA	POOR	RETENTION POND BEHIND 15520 CRYSTAL CREEK CT.
9163	OUTFALL	CONCRETE	MODERATE	SEDIMENT AND VEGETATION NEEDS TO BE CLEANED OUT	40	4/4/2014	HOA	POOR	RETENTION POND BEHIND 14707 PEPERMILL TRL.
9194	OUTFALL	CONCRETE	MODERATE	OUTFALL AREA NEEDS VEGETATION AND SEDIMENT REMOVED	70	4/8/2014	HOA	POOR	RETENTION POND BEHIND 15909 INDIAN WELLS CT.
9220	HEADWALL	CONCRETE	LIGHT	SEDIMENT NEEDS TO BE REMOVED	60	4/14/2014	HOA	POOR	RETENTION POND BEHIND 15924 SAUSALITO CIR.
9230	HEADWALL	CONCRETE	HEAVY	SEDIMENT AND VEGETATION NEEDS TO BE CLEANED OUT TO SPILLWAY	50	4/14/2014	HOA	POOR	RETENTION POND BEHIND 15916 SAUSALITO CIR.
9229	WEIR	CONCRETE	HEAVY	VEGETATION IS TO CLOSE TO STRUCTURE	10	4/14/2014	HOA	POOR	RETENTION POND BEHIND 15916 SAUSALITO CIR.
9235	OUTFALL	CONCRETE	NONE	SEDIMENT NEEDS TO BE REMOVED	80	4/16/2014	HOA	POOR	RETENTION POND BEHIND 15644 SAUSALITO CIR.

9238	OUTFALL	CONCRETE	NONE	SEDIMENT NEEDS TO BE REMOVED	80	4/16/2014	HOA	POOR	RETENTION POND BEHIND 14205 RIVER RUN CT.
9239	OUTFALL	CONCRETE	NONE	SEDIMENT NEEDS TO BE REMOVED	80	4/16/2014	HOA	POOR	RETENTION POND BEHIND 14205 RIVER RUN CT.
9255	OUTFALL	CONCRETE	LIGHT	SEDIMENT NEEDS TO BE REMOVED	80	4/17/2014	HOA	POOR	RETENTION POND NEAR 15842 CHARTER OAKS TRL.
9258	WEIR	CONCRETE	NONE	GRATE HAS BEEN REMOVED	0	4/17/2014	HOA	POOR	RETENTION POND NEAR 15850 CHARTER OAKS TRL.
6387	WEIR	CONCRETE	LIGHT	MISSING GRATE ON STRUCTURE	0	4/3/2014	HOA	POOR	RETENTION POND NEAR 15848 WATERMILL CT.
9128	OUTFALL	CONCRETE	MODERATE	OUTFALL AREA NEEDS VEGETATION AND SEDIMENT REMOVED	60	4/3/2014	HOA	POOR	RETENTION POND NEAR 15842 OAKLAND CT.
9132	OUTFALL	CONCRETE	MODERATE	OUTFALL AREA NEEDS VEGETATION AND SEDIMENT REMOVED	40	4/3/2014	HOA	POOR	RETENTION POND NEAR 15848 WATERMILL CT.
9166	OUTFALL	CONCRETE	LIGHT	NEEDS SEDIMENT CLEANED OUT AROUND OUTFALL	30	4/7/2014	HOA	POOR	RETENTION POND ACROSS FROM 14444 PEPPERMILL TRL
9170	OUTFALL	CONCRETE	LIGHT	NEEDS SEDIMENT REMOVED AROUND MES	30	4/7/2014	HOA	POOR	RETENTION POND NEAR 15520 ROYAL OAK CT.
9116	MANHOLE	CONCRETE	UNKNOWN	COULD NOT LOCATE		4/1/2014	HOA	UNKNOWN	REAR PROPERTY LINE OF 14705 INDIAN RIDGE TRL
9117	MANHOLE	CONCRETE	UNKNOWN	COULD NOT LOCATE		4/1/2014	HOA	UNKNOWN	REAR CORNER PROPERTY LINE OF 14705 INDIAN RIDGE TRL
9259	OUTLET	CONCRETE	HEAVY	VEGETATION TOO THICK TO ACCESS		4/17/2014	HOA	UNKNOWN	RETENTION POND BEHIND 15850 CHARTER OAKS TRL
9224	INLET	CONCRETE	UNKNOWN	COULD NOT LOCATE		4/14/2014	HOA	UNKNOWN	REAR PROPERTY LINE OF 14228 S. GREATER HILLS BLVD

*Poor rating indicates the component needs significant maintenance to operate as designed *

Unknown rating indicates component could not be located

For further information regarding this list or information on stormwater management in Lake County please contact Nick Mcray, Stormwater Project Manager at 352-483-9080.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, is the owner of the following real property located in Lake County, Florida, to wit:

Lots 1 through 99, inclusive, GREATER HILLS - PHASE I according to the Plat thereof, recorded in Plat Book 30, Pages 41-44, Public Records of Lake County, Florida.

AND WHEREAS, THE GREATER CONSTRUCTION CORP. desires that all of said real property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said real property, or any portion thereof;

NOW THEREFORE, in consideration of the premises, THE GREATER CONSTRUCTION CORP., the owner of all the real property described above, and hereinafter sometimes referred to as "the Declarant" does hereby declare said real property to be subject to the following restrictions, reservations and conditions binding upon themselves and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in said real property, and their heirs, successors and assigns, to wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than two (2) cars. Further, cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house.
2. No building, structure or appurtenance shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of

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respect to topography and finish grade elevation.

3. The Architectural Control Committee is composed of Lester N. Mandell and Lester Zimmerman. The Committee may designate a representative to act for it. In the event of the death or resignation of a member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant. At any time after the Declarant is no longer the owner of any lot within the Subdivision, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any of its powers and duties.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

5. No dwelling shall be permitted on any lot at a cost of less than TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than nine hundred fifty (950) square feet.

compliance with the applicable setback requirements of Lake County and any governmental entity having jurisdiction over the subject property.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Further, no trailer, recreational vehicle, or trucks larger than two (2) tons in total weight shall be stored, kept or parked contiguous to, on or about any lot without the express advance written authorization of the Architectural Control Committee, which consent may be withheld in said Committee's sole discretion and for any reason. Further, even if said permission has been granted, it may be revoked by the Architectural Control Committee in its reasonable discretion.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not bred or maintained for any commercial purposes.

10. No sign of any kind shall be displayed to the public view on any lot, except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

11. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and no fence or wall permitted hereunder shall, in any event, exceed six (6) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or

formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless it is maintained at sufficient height to prevent obstruction of such sight lines.

12. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. No television or radio antenna shall be constructed or placed on the roof of any dwelling. No free-standing television or radio antenna shall be permitted on any lot unless (i) the location of such free-standing antenna is approved by the Architectural Control Committee and (ii) such free-standing antenna does not exceed five (5) feet in height above the highest point of the roof of the dwelling. Further, no television or radio dish antenna shall be permitted on any lot unless the appearance and location of such dish antenna is approved in advance by the Architectural Control Committee.

14. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of

continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

15. Water service for all lots shall be provided by a public or privately owned water system and the owners of residences shall pay the monthly charges for such services as are from time to time imposed. All lots shall be serviced by septic tanks, the maintenance and repair of which shall be the responsibility and obligation of the Lot Owner.

In addition, Declarant has caused to be established a "Municipal Service Taxing Unit" (MSTU) to provide for (a) the maintenance and upkeep of any recreation, retention and drainage areas as shown on the plat of GREATER HILLS - PHASE I and any subsequent phases of the Greater Hills Subdivision; (b) the construction of improvements and facilities, (recreation, sidewalks, drainage, etc.) on and within any such areas and plat easements areas for the use and benefit of the Subdivision and the residents of the Subdivision and other phases (existing or future) of Greater Hills; and (c) the construction, operation and maintenance of street lighting for the Subdivision.

16. The covenants and restrictions set forth in these Restrictions shall run with and bind the land, for a term of thirty (30) years from the date these Restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years. These Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners; provided, however, so long as the Declarant is the owner of one or more lots within the Subdivision, any amendment shall require the written consent of the Declarant. Any amendment must be recorded in the Public Records of Lake County, Florida.

17. Enforcement of these Restrictions shall be by proceedings at law or in equity against any person or persons

restrain violation or to recover damages, and the Declarant hereunder shall be entitled to recover from the person or persons violating these Restrictions any and all costs and fees associated with the enforcement of these Restrictions, including reasonable attorneys fees.

18. Invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, THE GREATER CONSTRUCTION CORP. has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 25th day of May, 1989.

Signed, sealed and delivered
in the presence of:

William J. Stappal
Mary Dean

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of May, 1989 by Robert A. Mandell as President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

THE GREATER CONSTRUCTION CORP.

By: Robert A. Mandell
Robert A. Mandell, President

(CORPORATE SEAL)

William J. Stappal
Notary Public
My Commission Expires

Notary Public, State of Florida
My Commission Expires March 15, 1991
Bonded Thru Tray Fab - Insurance Co.

This instrument was prepared by and should be returned to

WILLIAM A. BECKETT, Esquire
Lowndes, Drossick, Doster, Kantor & Reed
Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802

W
ENV

Neighborhood Guide to Stormwater Systems



**LAKE
COUNTY**
FLORIDA

NICHOLAS MCRAY
Stormwater Project Manager

PUBLIC WORKS DEPARTMENT
Environmental Services Division

nmcray@lakecountyfl.gov

P 352.483.9080 ♦ F 352.483.9015

437 ARDICE AVE. ♦ EUSTIS, FL 32726
Board of County Commissioners ♦ www.lakecountyfl.gov

**Maintaining, landscaping and
improving stormwater ponds**



2014 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N40009

FILED
Apr 23, 2014
Secretary of State
CC0514039555

Entity Name: GREATER HILLS HOMEOWNERS' ASSOCIATION, INC.

Current Principal Place of Business:

15800 HIDDEN LAKE CIRCLE
CLERMONT, FL 34711

Current Mailing Address:

P.O. BOX 121522
CLERMONT, FL 34712

FEI Number: 59-3030462

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BLANCHETTE, TERRY WPD
14424 N GREATER HILLS BLVD
CLERMONT, FL 34711 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PD	Title	VD
Name	BLANCHETTE, TERRY	Name	RASHINSKAS, DANA
Address	14424 N. GREATER HILLS BLVD.	Address	15728 HIDDEN LAKE CIR
City-State-Zip:	CLERMONT FL 34711	City-State-Zip:	CLERMONT FL 34711

Title	SD
Name	BLANCHETTE, GAY
Address	14424 N GREATER HILLS BLVD.
City-State-Zip:	CLERMONT FL 34711

*FILE copy included in letter
not included in letter*

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TERRY BLANCHETTE

PRESIDENT/ RA

04/23/2014

Electronic Signature of Signing Officer/Director Detail

Date