



LAKE COUNTY FLORIDA

August 1, 2014

Silver Ridge Subdivision Homeowners Association, Inc.
Mr. John P. Spath, Treasurer
33935 Sabal Way
Leesburg, FL 34788

Re: Maintenance- Stormwater Management System Components

Mr. Spath:

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 maintenance.

Our review of records and the organizing documents of your development indicate the maintenance responsibility of these specific elements of the stormwater system lies with Silver Ridge Subdivision Homeowners Association.

We would be glad to meet you or your representative at Silver Ridge to discuss the concerns noted 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- Silver Ridge
SJR WMD 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

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5



LAKE COUNTY FLORIDA

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:

OBJECT ID	Type	Material	Vegetation	Notes	Blockage	Date	Custodian	Condition	Location
9365	OUTFALL	Metal Pipe	NONE	PIPE IS BENT AT OUTFALL - ONLY 20% FLOW CAPACITY	80	6/6/2014	HOA	POOR	Behind 33903 Sabal Way
9375	OUTFALL	Metal Pipe	NONE	EROSION AROUND OUTFALL,NEEDS TO BE STABILIZED PROPERLY	0	6/6/2014	HOA	POOR	Behind 33845 Sabal Way
9378	OUTFALL	Metal Pipe	HEAVY	PIPE END IS BURIED NO PROTECTION AROUND PIPE	10	6/6/2014	HOA	FAILED	Valencia/Highland Dr., S. Retention Pond

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

Failed rating indicates component is not functioning and significant maintenance is required

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.

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

FILED
Jan 11, 2014
Secretary of State
CC3521496961

DOCUMENT# N46291

Entity Name: SILVER RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

Current Principal Place of Business:

33935 SABAL WAY
LEESBURG, FL 34788

Current Mailing Address:

33935 SABAL WAY
LEESBURG, FL 34788 US

FEI Number: 59-3121703

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SPATH, JOHN P
33935 SABAL WAY
LEESBURG, FL 34788 US

**File Copy
- NOT included in letter
to HOA -*

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 T
Name SPATH, JOHN P
Address 33935 SABAL WAY
City-State-Zip: LEESBURG FL 34788

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: JOHN SPATH

TREASURER

01/11/2014

Electronic Signature of Signing Officer/Director Detail

Date

FILE COPY - NOT PART OF HOA LETTER
EXCEPT HOA DOCS & EASEMENTS

RETURNS TO:
THIS INSTRUMENT PREPARED BY:
MARYBETH L. FULLON
P. O. Drawer 2160
Leesburg, Florida 32748

Pub. BOOK 804 page 2107

ec 89.00

84 12174 DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS OF
SILVER RIDGE SUBDIVISION, LEESBURG, FLORIDA

THIS DECLARATION, made this 6th day of April, 1984,
by MCM THEATRES, LTD., INC., a Florida corporation, hereinafter
called "Developer",

W I T N E S S E T H :

WHEREAS, Developer was the sole owner of that certain parcel
of real property described hereinbelow which is situated in Lake
County, Florida; and

WHEREAS, Developer desires to impose a common plan of devel-
opment on said real property for the purpose of protecting the
value and desirability thereof, and for the purpose of enhancing
the marketability thereof; and

WHEREAS, Developer has conveyed nine (9) lots, the owners of
whom hereby join in this Declaration; and

WHEREAS, by deed dated July 15, 1981, recorded January 17,
1984, Developer conveyed to Sun Bank, N.A., as Trustee of the MCM
Theatres, Ltd., Inc. Employee Trust, twelve and one-half percent
(12½%) of the property designated as SILVER RIDGE SUBDIVISION,
according to the map on plat thereof recorded in Plat Book 26,
page 39-40, Public Records of Lake County, Florida, and Sun Bank
as Trustee hereby joins in this Declaration;

APR 12 9 16 AM '84

NOW, THEREFORE, Developer hereby declares that all of the
following described real property in SILVER RIDGE SUBDIVISION, a
Subdivision in Lake County, Florida, according to the map or plat
thereof recorded in Plat Book 26, pages 39-40, shall be held,
sold, and conveyed subject to the following easements, condi-
tions, covenants, and restrictions:

Lots No 1-62, and certain Water Retention Areas (hereinafter
referred to as W.R.A.), as shown on the plat of SILVER RIDGE
SUBDIVISION according to the map or plat thereof recorded in
Map Book 26, page 39-40 of the Public Records of Lake
County, Florida.

It is further Developer's intent that all of the real prop-
erty subject to this Declaration shall be held, sold, and con-
veyed subject to the easements, conditions, covenants, and con-
restrictions set forth in this Declaration which are for the
purpose of protecting the value and desirability of, and which
shall run with said real property and be binding upon all parties
having any right, title, or interest therein, or any part thereof,
their respective heirs, successors, and assigns; and which shall
inure to the benefit of the Association and each Owner thereof,
as said terms are more particularly defined herein.

All references to the "Declaration" or the Declaration of
Easements, Covenants, Conditions, and Restrictions of SILVER
RIDGE SUBDIVISION now or hereafter made in other instruments of

but in no event shall more than one (1) vote be cast with respect to any lot. There shall be no split voting. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

(b) Class "B". The Class "B" member(s) shall be the Developer. All voting rights of Class "A" members are preempted until conveyance of all lots to Owners or upon voluntary termination of the Class "B" membership and conversion of Class "B" into Class "A" by voluntary action by the Developer. All acts which require vote or approval shall only require approval of Class "B" members while they remain Class "B" members. The Developer, at any time, shall have the right to convert Class "B" membership to Class "A" membership upon the execution of an instrument making such election. The Class "B" membership, which is the Developer, shall retain complete control of the Association until conveyance by the Developer of one hundred percent (100%) of the lots unless earlier control is turned over by voluntary action of the Developer. It is understood that references in this document to quorum requirements and voting requirements shall only require the consent and vote of the Class "B" membership as long as there remains a Class "B" membership. After the termination of Class "B" membership, the voting requirements and quorum requirements referred to in this Declaration shall then be effective as to Class "A" membership and voting rights.

Section 3. Amplification. The provisions of this Declaration are amplified by the Articles of Incorporation and the By-Laws of the Association; provided, however, no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth herein. In the event of any conflict between this Declaration and the Articles of Incorporation or the By-Laws, this Declaration shall control.

ARTICLE IV

Rights and Obligations of the Association

Section 1. The Water Retention Area (W.R.A.). The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management, control and maintenance of the W.R.A. and all improvements thereon (including furnishings and equipment

Water runoff necessitates the construction of a drainage facility across Lots 51, 52, 53, 54 and 55, Silver Ridge Subdivision.

The parties are amenable to granting the utility easement to enable the construction and maintenance of the drainage facility. NOW THEREFORE, it is provided as follows:

1. GRANT OF EASEMENT. In consideration of the above recitals, the parties hereto declare that the property of Silver Ridge shall be held, transferred, sold, conveyed and occupied subject to the following described easement which shall be binding upon and inure to the benefit of the owners in title and all future owners and occupants of property in Silver Ridge and the easement shall be deemed to run with the land.

2. UTILITY EASEMENT. The parties hereto do grant to the present and future owners of property in Silver Ridge and their lawful guests and invitees the following utility easements over, upon and across the following described property for the purpose of providing proper drainage to Silver Ridge.

Leecon, Inc., a Florida Corporation, does grant, bargain, sell and convey an easement and right of way over, upon and across the following described property of Leecon, Inc.: the East 10 feet of Lot 51, Silver Ridge, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 26, Page 39, Public Records of Lake County, Florida, AND the East 10 feet of Lot 53, Silver Ridge, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 26, Page 39, Public Records of Lake County, Florida.

Jay S. Paquette and Julie Ann Paquette, his wife, do hereby grant, bargain, sell and convey an easement and right of way over, upon and across the following described property: The East 10 feet of Lot 52, Silver Ridge, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 26, Page 39, Public Records of Lake County, Florida.

Silver Ridge Development Company of Leesburg does hereby grant, bargain, sell and convey an easement and right of way over, upon and across a strip of land 10 feet wide the Eastern boundary of which is described as follows: Begin at the most Easterly corner of Lot 54 of Silver Ridge, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 26, Page 39, Public Records of Lake County, Florida, and run North 32° 20' 35" West 80.46 feet; thence North 39° 25' 15" West 55.0 feet to intersect the Northwesterly line of said Lot 54 and end of this description.

Harrison P. Galloway and Barrie B. Galloway, his wife, do hereby grant, bargain, sell and convey an easement and right of way over, upon and across a 10 foot wide strip of land the Eastern boundary of which is described as follows: Begin at the most Northerly corner of Lot 55 of Silver Ridge, a subdivision in Lake