



LAKE COUNTY FLORIDA

August 4, 2017

Spring Valley Homeowners Association, Inc.
Attn: Kevin McKinnon
P.O. Box 490023
Leesburg, FL 34749

Re: Maintenance Required- Stormwater Management System Components

Dear Mr. McKinnon:

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 the Saint Johns River 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 Spring Valley Homeowners Association Inc.

We would be glad to meet you or your representative at Spring Valley Homeowners Association to discuss the maintenance needs noted and possible courses of action the HOA might take to address the stormwater system. 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) 253-9080 or via email nmcray@lakecountyfl.gov should you have any questions.

Sincerely,

Nicholas Mcray
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List and Map; Spring Valley HOA
SJRWMD Permit: 4-069-35072-8
SJRWMD Neighborhood Guide to Stormwater Systems

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

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION
323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778 ♦ P 352.253.9080 ♦ F 352.253.6016
Board of County Commissioners • www.lakecountyfl.gov

Stormwater Inspection Deficiency List- Spring Valley HOA

OBJECTID	Structure	Material	Condition	Vegetation	Notes	Date	Type	Custodian	LOCATION
6393	MES/Outfall	CONCRETE	POOR	HEAVY	NEEDS A CLEAN OUT	5/9/2017	Outlet	HOA	Behind 13302 CASPIAN LN - Spring Valley

OBJECTID	Culvert	Material	Height	Width	Condition	Notes	Date	Custodian	Length	LOCATION
4767	STORM SEWER	RCP	24	24	POOR	PIPE POSSIBLY SINKING	5/9/2017	HOA	212	13302 Caspian - Spring Valley Ph3

SPRING VALLEY HOA





St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

On the Internet at www.sjrwmd.com.

CERTIFIED #7004 2510 0002 0044 7965

October 27, 2005

Spring Valley Homeowners Association, Inc.
2909 W. State Road 434
Suite 121-131
Longwood, FL 32779

Subject: Permit Number: 4-069-35072-8
Project Name: Spring Valley PUD – Residential Parcels
Original Permit Issued: January 11, 2000 (Permitted as 4-069-0359M-ERP; GRS #35072-7)
Transfer Permit Issued: October 15, 2001 (Permitted as 4-069-0359MH2-ERP; GRS #35072-3)

The surface water management system serving the above referenced project has been constructed and is functioning in conformance with the requirements of the St. Johns River Water Management District.

The Spring Valley Homeowners Association, Inc. is now authorized to operate the system and is responsible for its routine maintenance. Enclosed you will find an operation permit, plan, maintenance guidelines, and a pamphlet entitled "Neighborhood Guide to Stormwater Systems".

The permit, plan and maintenance guidelines provide information to assist you in assuring the system is properly maintained and will continue to function as designed. Please review this material carefully to assure that your association meets all of the requirements contained in your permit and keep it with other important documents. The pamphlet contains general information about the stormwater systems that will be useful to the homeowners in your development.

For additional support, an education program has been developed to provide neighborhood groups with information about proper landscape and pond maintenance practices that will save them money and help ensure protection of Florida's natural waterways. This watershed and ponds education program is available through the District's Watershed Action Volunteer (WAV) program. For more information, contact your local WAV coordinator at (386)312-2346. As an introduction to the education program, videos on watersheds and stormwater systems can be ordered from the District, (800)725-5922.

Your participation is vital to the protection of our rivers, streams, lakes, and wetlands. If you have any questions, please call your local District Service Center, the staff will be happy to respond.

Sincerely,


Gloria R. Lewis, Director *by SP*
Division of Permit Data Services

cc: District Permit File
Bill Carlie, Compliance Manager; Altamonte Springs Service Center
Siena Home Corporation, 2909 W. SR 434, Ste 121-131, Longwood, FL 32779

GOVERNING BOARD

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO.: 4-069-35072-8

ORIGINAL PERMIT ISSUED: January 11, 2000
TRANSFER PERMIT ISSUED: October 15, 2001
OPERATION PHASE ISSUED: October 27, 2005

PROJECT NAME: Spring Valley PUD - Residential

A PERMIT AUTHORIZING:

This permit authorizes the operation of the surface water management system serving Spring Valley PUD, a 190.34-acre single-family residential subdivision, which was permitted and constructed in accordance with permit number 4-069-35072-3 (formerly 4-069-0359MH2-ERP).

LOCATION:

Sections: 05 & 32
Lake County

Township: 22 South

Range: 26 East

ISSUED TO:

Spring Valley Homeowners Association, Inc.
2909 W. State Road 434
Suite 121-131
Longwood, FL 32779

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated January 11, 2000

AUTHORIZED BY: St. Johns River Water Management District

Department of Water Resources

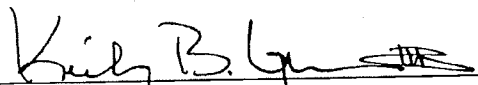
Governing Board

By: _____



Jeff Elledge
(Director)

By: _____



Kirby B. Green III
(Assistant Secretary)

"EXHIBIT A"

CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-35072-8

SPRING VALLEY HOMEOWNERS ASSOCIATION, INC.

ORIGINAL PERMIT DATED JANUARY 11, 2000

TRANSFER PERMIT DATED OCTOBER 15, 2001

OPERATION PHASE DATED OCTOBER 27, 2005

1. This permit authorizes the operation of the surface water management system as permitted and constructed. It does not authorize modifications to the existing system or the addition of stormwater discharge from areas outside the permitted project boundaries.
2. The permittee must maintain a copy of this permit complete with all conditions, attachments, and exhibits. The complete permit must be available for review upon request by District representatives.
3. All operation and maintenance shall be as set forth in the plans, specifications, and performance criteria contained in this permit.
4. District authorized staff, upon proper identification, must be granted permission to inspect the system to insure conformity with the permit.
5. To the extent permitted by Florida law, the permittee must hold and save the District harmless from any and all liability arising from property damage or personal injury as a result of the permitted activities.

Neighborhood Guide to Stormwater Systems



**LAKE
COUNTY**
FLORIDA

NICHOLAS MCRAJ
Stormwater Project Manager

PUBLIC WORKS DEPARTMENT
Environmental Services Division

nmcraj@lakecountyfl.gov

P 352.253.9080 ♦ F 352.253.6010

P.O. BOX 7800 ♦ 323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778-7800
Board of County Commissioners ♦ www.lakecountyfl.gov

**Maintaining, landscaping and
improving stormwater ponds**



2017 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N01000003322

Entity Name: SPRING VALLEY HOMEOWNERS ASSOCIATION, INC.

Current Principal Place of Business:

1207 S 8TH STREET
LEESBURG, FL 34748

Current Mailing Address:

P. O. BOX 490023
LEESBURG, FL 34749 US

FEI Number: 59-3719171

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SERGIO'S PROPERTY MANAGEMNT, LLC
1207 S 8TH STREET
LEESBURG, FL 34748 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: JOHN (JACK) H. SERGIO

01/26/2017

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name MCKINNON, KEVIN
Address 1207 S 8TH STREET
City-State-Zip: LEESBURG FL 34748

Title SECRETARY
Name CHAPMAN, JOYCE
Address 1207 S 8TH STREET
City-State-Zip: LEESBURG FL 34748

Title T
Name KANE, ROBERT
Address 1207 S 8TH STREET
City-State-Zip: LEESBURG FL 34748

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: KEVIN MCKINNON

PRESIDENT

01/26/2017

Electronic Signature of Signing Officer/Director Detail

Date

For Filing
NOT part of letter
FILED
Jan 26, 2017
Secretary of State
CC5478998972

RR File
NOT part of
letter

its sole discretion, determine not to annex the Additional Land as provided, the general plan of development shall not bind the Declarant to make any additions contemplated or to adhere to this plan in the subsequent development of any lands described in Exhibit "C", and this Declaration shall not encumber in any manner whatsoever the land described on the attached Exhibit "C" until such time, and only if, Declarant has recorded a supplementary declaration in the Lake County Public Records specifically describing the land to be subject to this Declaration.

Section 4. Mortgage or Conveyance of Common Area. The Common Area shall not be mortgaged by the Association or conveyed by the Association without the consent of at least two-thirds (2/3) of the Class A members, excluding the Declarant.

Section 5. Common Area. Other than those improvements constructed by Declarant, no improvements shall be constructed upon any portion of the Common Area. These areas shall be maintained by the Association as provided in the Plat and in this Declaration.

- (a) No activities constituting a nuisance shall be conducted upon Common Area.
- (b) No rubbish, trash, garbage or other discarded items shall be placed or allowed to remain upon Common Areas.
- (c) The Association may from time to time adopt reasonable rules and regulations concerning use of the Common Area which shall be binding upon all Owners of the Association.
- (d) The Association shall at all times pay the real property ad valorem taxes, if any, assessed against property owned by the Association and any other governmental liens which may be assessed against the Property owned by the Association. The Association at all times shall procure, maintain and pay for adequate policies of public liability and fire and extended casualty insurance upon the Common Area. Said insurance policies shall be in the name of the Association and for the benefit of the Association members and Owners of record and such other parties as the Association deems necessary. The aforesaid insurance policies shall be in such amounts and subject to such conditions and with such provisions as the officers or Board of Directors of the Association may determine, not inconsistent with any provisions of this Declaration. The Board of Directors may obtain such other type of insurance as they deem advisable.
- (e) Except for those capital improvements made to the Common Area by the Declarant at its expense, at all times hereafter, all capital improvements to the Common Area except for replacement or repair of those items installed by the Declarant and except for personal property related to the maintenance of the Common Area, shall require the approval of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Rights of Declarant. Any provisions of this Declaration notwithstanding, as long as Declarant continues to own one (1) Lot on the Property or on any of the Additional Land that has been added to the Property, the Declarant may make such use of (1) that part of the Property owned by Declarant, or (2) the Common Area, free from the interference of Lot Owners or contract purchasers as may be reasonably necessary to facilitate the completion and sale of Lots and improvements thereon, including but not limited to, the maintenance of a sales office and model area, the showing of Property, the display of signs, and the right to construct or place sales and construction offices of a temporary nature on the Property. Notwithstanding anything in Article VI to the contrary, no person shall in any way impede or interfere with Declarant, its employees or agents, in the exercise of this right herein reserved.

Section 7. Maintenance. The Association shall at all times maintain in good repair the Common Area, any and all improvements situated upon the Common Area (upon completion of construction by Declarant), including, but not limited to, all recreational facilities, landscaping, paving, private roads, street lighting fixtures, sidewalks, the Surface Water or Stormwater Management System and any other portions of the Property not included in a Lot, if any. In addition, any improvements constructed by Declarant upon a Lot within an easement area, including, for example, subdivision walls shall be maintained by the Association. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which





allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted or, if modified, as approved by the St. Johns River Water Management District. Assessments shall also be included for the maintenance and repair of the Surface Water or Stormwater Management Systems including, but not limited to, work within retention areas, drainage structures and drainage easements. Maintenance of street lighting fixtures shall include and extend to payment for electricity consumed in their illumination. Without limiting the generality of the foregoing, the Association shall assume all of Declarant's responsibilities and obligations to Lake County, its governmental and quasi-governmental subdivisions and similar entities of any kind, with respect to the Common Area, including, but not limited to roads and entry features and hereby expressly releases Declarant from such responsibilities and obligations.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members of the Association. The vote for such Lot shall be exercised as they determine, but not withstanding anything herein, in no event shall more than one vote be case with respect to any Lot.

Class B. The Class B member shall be the Declarant or its designated successor in interest, and shall be entitled to two (2) votes for each vote held by an Owner and one (1) vote for each Lot owned by the Declarant. The Class B membership shall cease and be converted to Class A membership on the happening of one of the following events, whichever occurs earlier:

- (a) the date on which seventy-five percent (75%) of the Lots have been conveyed to homeowners, or
- (b) on January 1, 2015; or
- (c) within thirty (30) days after Declarant sends to the Association and each Owner notice that Declarant voluntarily wishes to turn over its control to the Association (hereinafter the "Turnover Date").

Members other than the Declarant are entitled to elect at least a majority of the members of the board of directors of the homeowners' association within three (3) months after ninety percent (90%) of the Lots in all phases of the Community that will ultimately be operated by the Association have been conveyed to Owners.

ARTICLE IV
COVENANT FOR ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants and each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association the proportionate share of: (1) annual assessments or charges; (2) special assessments for capital improvements; (3) assessments used for the maintenance and repair of the Surface Water or Stormwater Management Systems including but not limited to work within retention areas, drainage structures and drainage easements; (4) private drive assessments, if applicable; (5) assessments for operation and maintenance of the Common Area, including but not limited to, landscaping, sprinkler systems and any other systems or structures necessary for said Common Area; (6) assessments for street light installation and operation, if applicable, and (7) the Association's proportionate share of the costs resulting from