



**LAKE COUNTY**  
FLORIDA

October 24, 2014

Addison Place Home Owners Association, Inc.  
Attn: Mr. John Giddings, President  
P.O. Box 153  
Mt. Dora, FL 32756

**Re: Maintenance Required- Stormwater Management System Components**

Dear Mr. Giddings:


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, it was found that the outfall (SD-1) to the retention area was severely overgrown and blocked. The blockage was allowing water to remain in the system which is causing stormwater to back up into Lake County maintained stormwater structures located on Wolf Ridge Lane. Our review of the Saint Johns River Water Management District (SJRWMD) permit records and the organizing documents of your development indicate the maintenance responsibility of this specific element of the stormwater system lies with the Addison Place Home Owners Association (HOA).

We would be glad to meet you or your representative at Addison Place to discuss the maintenance concern 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](mailto:nmcray@lakecountyfl.gov) should you have any questions.

Sincerely,

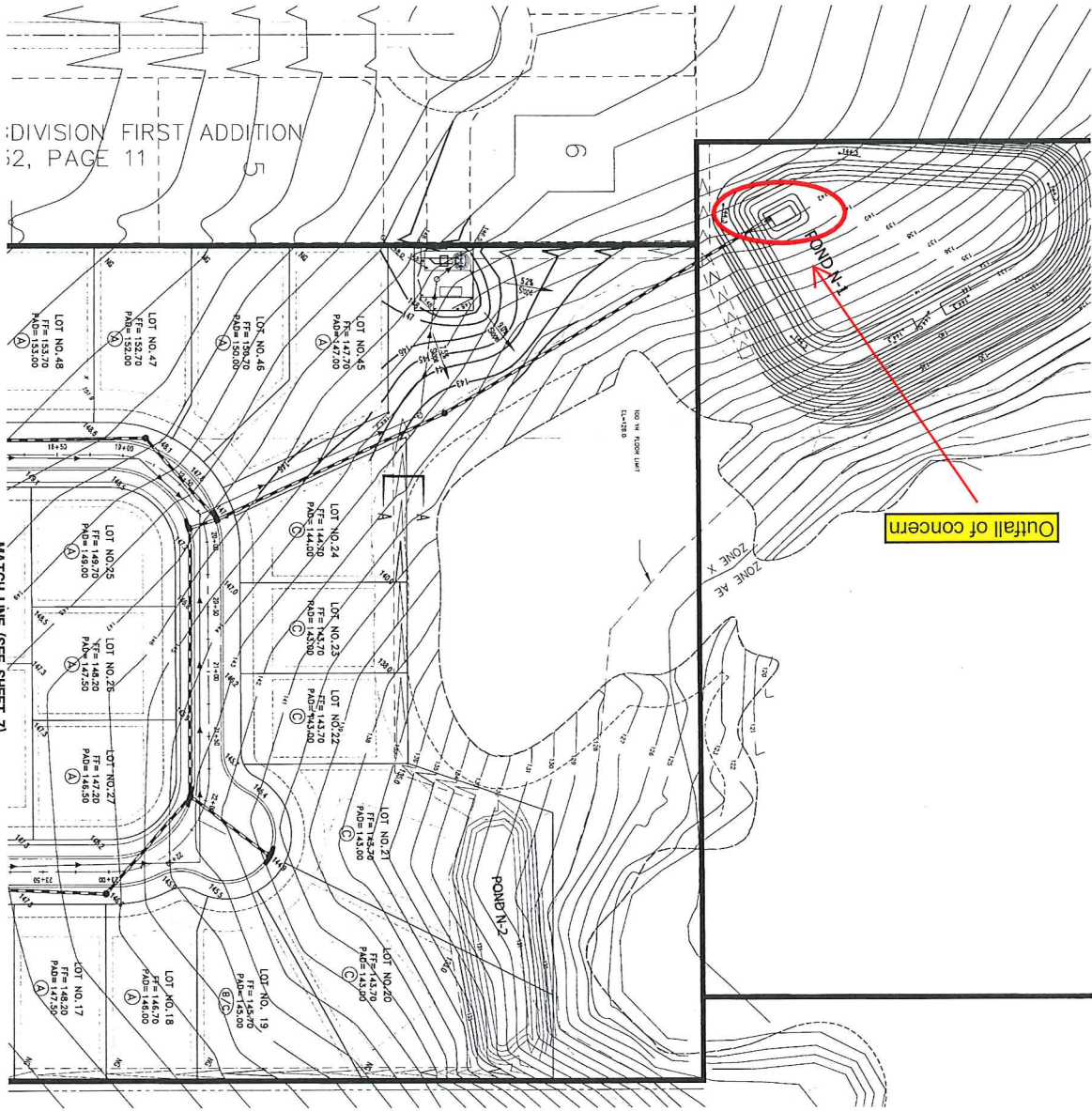
  
Nicholas Mcray  
Stormwater Project Manager

Enclosures: Map Excerpt- Addison Place Stormwater System  
SJRWMD Neighborhood Guide to Stormwater Systems  
Excerpt- Addison Place Covenants and Restrictions

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](http://www.lakecountyfl.gov)

DIVISION FIRST ADDITION  
 2, PAGE 11



CHANGES TO SHEET P.L. NO. 58113  
 DATE: JAN 3 3 2008

7

DESIGN: BFH	1
DRAWN: CCH	2
SCALE: 1"=40'	3
DATE: OCTOBER, 2007	4
PROJECT NO. 02129.00	5

**FARNER BARLEY**  
 AND ASSOCIATES, INC.  
 350 North Stuyvesant Avenue, Tampa, Florida 33678 (813) 243-8481  
 STATE OF FLORIDA, CERTIFICATE OF AUTHORIZATION NO. 4709

▲ ENGINEERS  
 ▲ SURVEYORS  
 ▲ PLANNERS

**MASTER GRADING PLAN**  
 SECTION 21, TOWNSHIP 19 SOUTH, RANGE 27 EAST,  
 LAKE COUNTY, FLORIDA

**ADDISON PLACE**  
 DEVELOPER: SPOONKEE HOMES  
 1507-A16 Highway 441  
 Mt. Dora, Florida 32757  
 Contact: Jeff Ely

Properties that are not located within the specific easement areas designated on the plat of the Properties or in this Declaration. Except as provided herein, existing drainage and drainage channels (or areas reserved for such purposes) shall not be altered so as to divert the flow of water onto adjacent parcels or into sanitary sewer lines. The Association shall have the sole control over elevations and slopes within drainage easements and no Owner may alter any such elevations except upon written consent of the Association. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of Water Management District and the Association.

10.2 Maintenance, Operation, and Repair of Stormwater Management System. The Association shall operate, maintain, repair and manage the Stormwater Management System within the Properties in accordance with the terms of this Declaration and in a manner consistent with all Water Management District permit requirements and rules, and shall assist in the enforcement of that portion of this Declaration which relate to the Stormwater Management System. The Association shall levy and collect adequate assessments against the Members of the Association for the costs of maintenance and operation of the Stormwater Management System. Maintenance of the 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 Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or Stormwater Management System shall be as permitted or, if modified, as approved by the Water Management District. Authorized personnel from Lake County and any other applicable governmental agency or utility authority shall be allowed to inspect public utilities during normal business hours or during emergency situations.

10.3 Easement for Access and Drainage. The Association shall have a perpetual non-exclusive easement over all areas of and immediately surrounding the Stormwater Management System for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any Lot which is a part of the surface water or Stormwater Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water Stormwater Management System as required by the Water Management District. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Stormwater Management System.

## ARTICLE XI GENERAL PROVISIONS

11.1 Insurance and Fidelity Bonds. The Association shall obtain and maintain in effect casualty and liability insurance and fidelity bond coverage in form and amounts as may be deemed advisable by the Board. Additionally, the Association may obtain and maintain in effect "directors and officers insurance" in form and amounts as may be deemed advisable by the Board.

11.2 Duration; Amendment. The covenants and restrictions of this Declaration shall run with and bind the Properties for a term of thirty (30) years from the date this Declaration is recorded, after which they shall be automatically extended for successive periods of ten (10)

# Neighborhood Guide to Stormwater Systems



**LAKE  
COUNTY**  
FLORIDA

**NICHOLAS MCRAY**  
*Stormwater Project Manager*

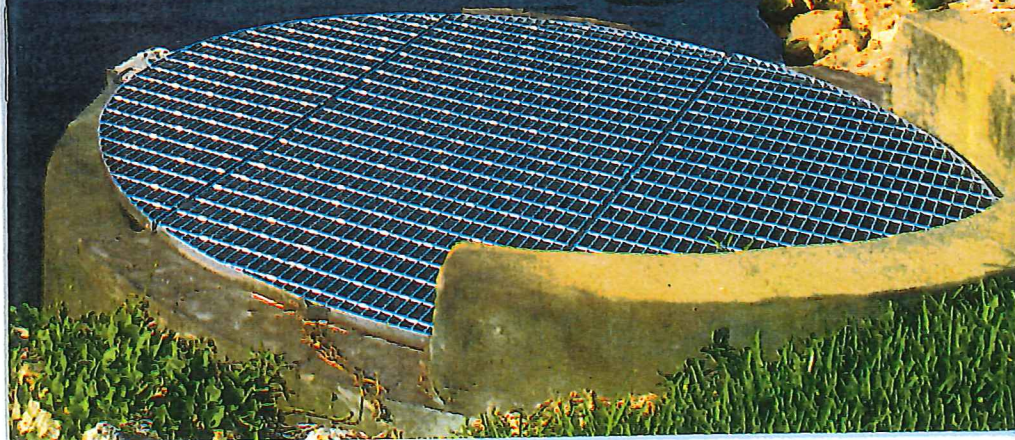
**PUBLIC WORKS DEPARTMENT**  
*Environmental Services Division*

[nmcray@lakecountyfl.gov](mailto:nmcray@lakecountyfl.gov)

P 352.483.9080 ♦ F 352.483.901

437 ARDICE AVE. ♦ FUSTIS, FL 32726  
*Board of County Commissioners ♦ [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

**Maintaining, landscaping and  
improving stormwater ponds**



**2014 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N04000010461

**Entity Name:** ADDISON PLACE HOMEOWNERS' ASSOCIATION, INC.

**Current Principal Place of Business:**

2153 WOLF RIDGE LANE  
MT DORA, FL 32757

**Current Mailing Address:**

PO BOX 153  
MT DORA, FL 32756 US

**FEI Number:** 20-1908713

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

GIDDINGS, JOHN PRES  
2153 WOLF RIDGE LANE  
MT DORA, FL 32757 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            PRES  
Name            GIDDINGS, JOHN  
Address        2153 WOLF RIDGE LANE  
City-State-Zip: MT DORA FL 32757

Title            VP  
Name            PARKER, TROY  
Address        2301 WOLF RIDGE LANE  
City-State-Zip: MOUNT DORA FL 32757

Title            TREA  
Name            MILLER, ALISHA L  
Address        2133 WOLF RIDGE LANE  
City-State-Zip: MOUNT DORA FL 32757

Copy For NOT Scan File included in letter 10-24-14

*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: ALISHA MILLER

TREASURER

01/09/2014

Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_ Date