

KLOVERLEAF



Autumn Days are Here!

KHA Scheduled Holidays & Upcoming Events

- 11/5/2024: Annual Membership Meeting
- 11/11/2024: Veteran's Day – Office Closed
- 11/28 – 11/29/2024: Thanksgiving Holiday – Office Closed
- 12/24 – 12/26/2024: Christmas Holiday – Office Closed

Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

compliancecoordinator@killearn.org

Killearn Estates Residents:

Do we have your email address?

Special, member-only portal instructions will be available
first to those for whom we have email addresses.

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Sign up at www.Killearn.org or call in your email
address to KHA office 850.893.3468.



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by Killearn Homes Association

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Tallahassee, FL 32309

850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:

Killearn Homes Association

2705 Killamey Way

Tallahassee, FL 32309

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KILLEARN ESTATES
COMMUNITY
YARD SALE

SATURDAY, NOVEMBER 16TH
8 AM - 12 PM

A ONE-DAY ONLY, COMMUNITY-WIDE
 YARD SALE HAPPENING THROUGHOUT
 KILLEARN ESTATES!

*Please reach out to KHA office
 to be added onto the yard sale map*

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Brooke Yurgel - 850.591.4916
brookeyurgelrealtor@gmail.com



Association Manager Message

Hello Neighbors!

As we bring in the fall, it has been quite busy in Killlearn. Thankfully, our community was able to pass through the effects of Hurricane Helene without major damage to report, just a couple of fallen trees in our various common areas. We have since carried out the necessary work to cleanup the community, but if you see anything that needs a little attention, please feel free to reach out to us to get it on our radar.

As of October 2nd, our community pool is closed, and the 2024 Swim Season has concluded. It was great to see members be able to enjoy the pool and create lasting memories with family and friends. The pool will be undergoing some repairs in the off-season; we look forward to seeing you next year!

As we approach the election, there have been a number of political signs that have popped up around the community. As a friendly reminder, any and all political signs are against the covenants and restrictions of the community and will be receiving violation notices upon inspection. While I can appreciate the ability to express our opinions freely, we all made the commitment to adhere to the rules of the community; let's do our part in helping keep up the appearance of our community.

Further in the magazine, you'll find pertinent information related to long-range planning improvements being made around our community. Our community is focusing on the future and taking the necessary steps to bring Killlearn forward. If you'd like to participate in any of these committees, please feel free to attend one of our board meetings. Thank you to all of the wonderful volunteers that help keep Killlearn looking great. Your efforts and contributions make the community the wonderful place it is.

Lastly, the financial audit for 2023 has been completed and is available for inspection upon request.

As we move into the new year, I am very excited to continue the great work going on in Killlearn. If you have any questions, suggestions, or just want to share some information with the office, please reach out to us or stop on by! 🍀

Warm Regards,

Caleb Martinez

Caleb Martinez
Community Manager
Killlearn Homes Association

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	IRRIGATION OR RECLAIMED WATER		TEMPORARY SURVEY MARKS



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Beneath the ground, there are miles of underground utility service lines, like natural gas, water, electricity, and stormwater, that play a vital role in our everyday life. Protect yourself and others from unintentionally hitting underground utility lines by calling **811** before you dig.

Safe digging is everyone's responsibility. Sunshine 811's customer service call center is available weekdays from 7 a.m. to 5 p.m. at 1-800-432-4770. Sunshine 811 also offers safety guidelines at Sunshine811.com.



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For more details or to schedule a tour, visit us at allegrotallahassee.com or give us a call at 850-721-1051. Our friendly and knowledgeable team is here to assist you and answer any questions you might have.



Rita and Tammie

ASSOCIATE SPOTLIGHT

Rita has been a housekeeper at Allegro Senior Living for 24 years. She was working for a local cleaning company when she heard Allegro was hiring for a housekeeper position. After applying and getting the job, she's never looked back. "I started working in 2000. I feel like these residents are my family. I only had one grandmother because one of my grandmothers died before I was born. So these residents are my grandparents."

Recently, Rita experienced a touching moment when she felt a strong urge to check on a resident. Upon entering the apartment, she noticed the resident needed immediate help and quickly arranged for the necessary assistance. Afterwards, both the resident and her family returned to thank Rita, expressing deep gratitude for her compassionate care.

Tammie, another housekeeper at Allegro, has been with the community for 18 years. She also shares a special bond with the residents. "Coming to work at Allegro Tallahassee and knowing that I can help someone or put a smile on someone's face means the world to me. There might be a day when I need someone to do that for me."

Both Rita and Tammie cherish the relationships they've built with residents, staff, and family members. "As long as I can be here, we are going to be here helping our residents," they both affirm.

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We subscribe to the phrase "Seeing is Believing". But don't just take our word for it. Come visit us and learn more about our beautiful community and enjoy the harmony of Allegro Tallahassee.

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or visit **AllegroTallahassee.com**.


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Briefs

Lakes Augmentation Update

Killearn Homes Association Board's Ongoing Efforts for Lakes Augmentation Permit

Dear Homeowners,

We are pleased to update you on the extensive efforts of the Killearn Homes Association Board of Directors in securing a consumptive use permit for lakes augmentation from the Northwest Florida Water Management District (NFWMD). This initiative is a crucial step toward enhancing the sustainability and health of our community's lakes.

What is a Consumptive Use Permit?

A consumptive use permit allows for the withdrawal of water from natural sources to support activities like lakes augmentation. This permit is essential for ensuring that our lakes receive adequate water levels, especially during dry seasons, which can impact their overall health and the recreational opportunities they provide.

Our Commitment to Sustainability

The Board has been actively working to demonstrate the need for this permit and to outline the benefits it will bring to our community. These efforts include:

- 1. Comprehensive Assessments:** We have conducted thorough evaluations of our lakes' current conditions and water levels. This data is vital for supporting our application.
- 2. Community Engagement:** We believe in transparency and communication with our residents. The Board has held meetings to discuss our plans and gather feedback from homeowners, ensuring that your voices are heard in this important process.
- 3. Collaborative Approach:** The Board is collaborating with environmental experts to develop a sustainable plan that balances the needs of our lakes with responsible water usage.

Next Steps

The Board has officially submitted its application to the NFWMD. Securing this permit will not only enhance the beauty and functionality of our lakes but will also contribute to the overall ecological health of our community.

We appreciate your continued support and involvement as we navigate this important initiative. Together, we can ensure a vibrant and sustainable environment for all Killearn residents.

Thank you for being an engaged member of our community. We will keep you updated on our progress! 🍀

Warm regards,

Your Killearn Homes Association Board

Thank You

Senator Corey Simon!

KHA extends their thanks to Senator Simon for his letter of support in our efforts to obtain a consumptive use permit for our Killearn Chain of Lakes system (*next page*). We hope that this application will help resolve the longstanding issues with our lakes system and water quality within Killearn.



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Education Pre-K -12, *Chair*
Agriculture
Appropriations Committee on Education
Appropriations Committee on Health
and Human Services
Education Postsecondary
Fiscal Policy
Rules

JOINT COMMITTEE:
Joint Legislative Auditing Committee

SENATOR COREY SIMON
3rd District

September 19, 2024

Lyle Seigler, Director
Northwest Florida Water Management District,
81 Water Management Drive
Havana, FL 32333-4712.

Dear Mr. Seigler,

I am writing to inform you that Killearn Homes Association has submitted a Water Use Permit Application to the Northwest Florida Water Management District (NFWWMD).

This application meets the "conditions for permit" as delineated in Florida Statutes § 373.223 and has garnered the approval and support of the City of Tallahassee government.

As detailed in the application, "The Killearn Lakes Environmental Augmentation Project entails the use of wells and associated pumps to withdraw Upper Floridan groundwater to augment Lakes Kinsale, Killarney, and Kanturk as necessary to ensure these lakes comply with the water quality standards mandated by the Florida Department of Environmental Protection (FDEP)."

While this application represents a new request with a duration of 20 years, Killearn Homes Association previously held a NFWWMD consumptive use permit for nearly two decades. Regrettably, the original permit inadvertently expired in 1994. Consequently, years of below-average rainfall and ensuing drought conditions have led to a decline in the water quality of these lakes, which now falls short of the standards established by the FDEP.

Please be assured that all water extracted from the wells will be meticulously monitored to comply with the requirements set forth by NFWWMD, and such withdrawals will occur solely during periods of severe drought. For instance, under the proposed permit conditions, there would have been no need for water withdrawal over the past nine months. This application is expressly limited to augmentation efforts during drought conditions.

I respectfully urge you to give strong consideration to the approval of this application on behalf of Killearn Homes Association.

Thank you for your attention to this matter.

□ 303 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5003

KATHLEEN PASSIDOMO
President of the Senate

DENNIS BAXLEY
President Pro Tempore

September 19, 2024
Page 2

Sincerely,

Senator Corey Simon
Senator, Senate District 03

Briefs

Long Range Planning

Exciting Updates for Our Community: Long Range Planning Expenses Approved for Lakes System and Shamrock South Park

Dear Homeowners,

We are thrilled to share some fantastic news regarding enhancements to our community that will benefit us all. The Board of Directors has officially approved reserve expenses aimed at rehabilitating our lakes system and revitalizing Shamrock South Park.

Lakes System Rehabilitation

Our lakes are a vital part of our community's beauty and ecosystem. The approved funds will be allocated towards necessary rehabilitation efforts, including water quality improvements and aquatic harvesting to remove excessive growth in our lakes. These enhancements will ensure the lakes remain a safe and enjoyable space for our residents while promoting a healthier aquatic environment.

Revitalization of Shamrock South Park

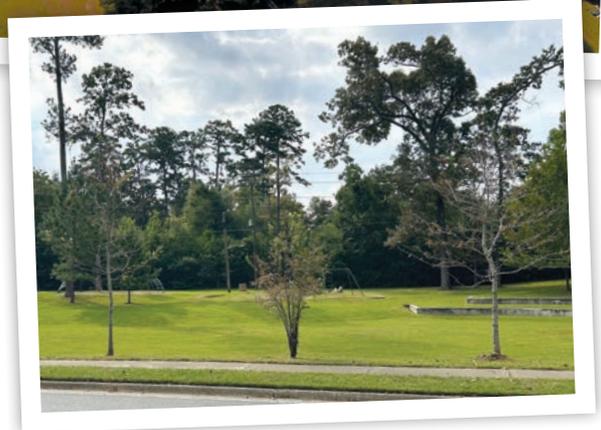
In addition to the lakes system improvements, we are excited to announce plans for the revitalization of Shamrock South Park. The allocated funds will support the upgrade of park facilities, including new playground equipment. Our goal is to create a welcoming and enjoyable space for families and community gatherings, fostering a sense of connection among residents.

In the near future, we hope to address other areas of concern around the community, including the front entrance and other recreational facilities around the community.

These projects represent our commitment to maintaining and enhancing the quality of life in our community. We appreciate the support and involvement of our residents as we move forward with these initiatives.

Stay tuned for further updates as we begin these important projects. Together, we can continue to make our community a wonderful place to live. 🍀

Warm regards,
Killlearn Homes Association Board of Directors



KILLEARN HOMES ASSOCIATION, INC.
2705 Killarney Way, Tallahassee, FL 32309
Phone: (850) 893-3468 Email: kha@killearn.org

2024 ANNUAL MEETING NOTICE

You are cordially invited to attend the Annual Meeting of the Killearn Homes Association, Inc. at the following date, time and location.

Date: Tuesday, November 5, 2024
Time: 6:30 pm

Location: Zoom.us OR Dial by your location:
Meeting ID: 905 176 470 • +1 305 224 1968 US
Passcode: Kloverleaf Passcode: 9471109717

In order to conduct business of the association a quorum of the members of the association must be present in person or by proxy. To establish a quorum of the membership, the association requires at least 10% (373) homeowners in attendance in person at the annual meeting or to return a signed proxy form (presence by proxy). Even if you're planning to attend the annual meeting, we're asking all homeowners to take the time to return their proxy form to management at your earliest convenience. Your participation is vital to the ongoing success of the community.

Stay up to date with the latest news within Killearn through our e-blasts! If you are not currently on our email list, please update your information by reaching out to us at kha@killearn.org or via phone at (850) 893-3468. Thank you!

KILLEARN HOMES ASSOCIATION, INC.
PROXY DESIGNATION

The undersigned hereby appoints his or her designee, _____ or (if left blank) the Secretary of the association, with full power of substitution, as my proxy holder to attend the Annual Membership Meeting of the Killearn Homes Association, Inc. to be held on Tuesday, November 1, 2022 by videoconference. The proxy holder named above has the authority to act on all things that may come before the membership at the annual meeting including establishing a quorum, casting our vote, to represent the undersigned with all the powers that the undersigned would possess if personally present, and any and all adjournments or continuations thereof.

I specifically authorize and instruct my proxyholder to use this proxy to establish a quorum of the membership.

Date: _____ Signature: _____
Print Name: _____
Property Address: _____

This proxy is revocable by the homeowner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

Please return your proxy designation to the address above.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, hereby designates

To substitute for me in the proxy set forth above.

DATE: _____
PROXY HOLDER SIGNATURE: _____

Market Update

Home values are soaring in Killearn Estates ...

June 2024 - August 2024

31 RESIDENTIAL SALES 31 AVERAGE DAYS ON MARKET \$206.53 AVERAGE PRICE PER SQFT \$445.96 AVERAGE SALES PRICE

	Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
JUNE	6/3/2024	3012 Corrib Drive	2328	4	5	\$625,000	18	\$268.47
	6/11/2024	3513 Clifden Drive	2261	3	2	\$393,500	61	\$174.04
	6/13/2024	4028 Roscrea Drive	1916	4	2	\$415,000	67	\$216.60
	6/21/2024	3513 Gallagher Drive	2340	4	3	\$475,000	12	\$202.99
	6/21/2024	3309 Clifden Drive	2920	3	3	\$635,000	33	\$217.47
	6/27/2024	3305 Clifden Drive	3273	5	3	\$657,000	24	\$200.73
	6/27/2024	5032 Tallow Point Road	2599	4	2	\$465,000	5	\$178.91
JULY	7/1/2024	3233 Beaumont Drive	2230	4	2	\$629,000	38	\$282.06
	7/2/2024	3483 Colonnade Drive	2227	3	2	\$500,000	40	\$224.52
	7/3/2024	3116 O'Brien Drive	3793	4	4	\$665,000	6	\$175.32
	7/10/2024	2829 O'Hara Drive	1680	3	2	\$380,000	38	\$226.19
	7/10/2024	2323 Meath Drive	1653	4	2	\$329,000	15	\$199.03
	7/12/2024	3020 Tipperary Drive	2306	3	2	\$469,000	50	\$203.38
	7/12/2024	2884 Frogs Leap Way	1726	3	2	\$366,000	39	\$212.05
	7/17/2024	4452 Bayshore Circle	1661	4	2	\$335,000	32	\$201.69
	7/18/2024	3537 Clifden Drive	2584	6	3	\$522,000	51	\$202.01
	7/19/2024	3232 N Shannon Lakes Drive	1984	4	2	\$427,500	26	\$215.47
	7/19/2024	3405 Dundalk Drive	2207	3	2	\$395,000	9	\$178.98
	7/24/2024	3726 Wicklow Circle	2615	4	2	\$420,000	27	\$160.61
	7/26/2024	2427 Merrigan Place	1251	2	2	\$234,000	2	\$187.05
	7/31/2024	3526 Colonnade	2722	4	3	\$507,250	39	\$186.35

WHAT'S YOUR HOME'S CURRENT MARKET VALUE? READY TO BUY OR SELL? CALL SUSAN ICE AT 850.545.7015

AUGUST

Closing Date	Address	SQF	BDR	BTHS	SP	DOM	PPSQFT
8/13/2024	3127 N Shannon Lakes	2080	4	3	\$389,000	57	\$187.02
8/13/2024	3127 N Shannon Lakes	2080	4	3	\$389,000	57	\$187.02
8/16/2024	2896 Frogs Leap Way	1746	3	2	\$399,900	19	\$229.04
8/16/2024	3432 Clifden Drive	2053	3	2	\$400,670	9	\$195.16
8/22/2024	3424 Gardenview Way	1982	3	2	\$425,000	203	\$214.43
8/23/2024	2982 Bayshore Drive	1297	3	2	\$285,000	56	\$219.74
8/23/2024	3521 Castlebar Circle	2528	4	3	\$450,000	47	\$178.01
8/23/2024	3121 Ansley Park Drive	2449	4	3	\$490,000	27	\$200.08
8/26/2024	4437 Siesta Court	1361	3	2	\$285,000	23	\$209.40
8/29/2024	4612 Inisheer Drive	1645	3	2	\$410,000	90	\$249.24

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Architectural Control Committee Actions for QUARTER 3 2024

The Committee meets every second and fourth Tuesday
at 10 A.M. in the Killearn Homes Association Board Room

June ACC Decisions				
DATE	STREET	CITATION	PROJECT	ACTIONS
6/11/2024	Corrib Drive	XXII	Fence Installation	APPROVED
	Shamrock St. N.	XXII	Shed Installation	APPROVED
	Roserea Drive	XXII	Deck Installation	APPROVED
	Shannon Lakes Drive W.	XXXIV	Exterior Remodel	APPROVED
	Lonchamp Circle	XXII	Fence Installation	APPROVED
	Frogs Leap Way	XXXIV	Roof Installation	APPROVED
	Shamrock St. N.	XXXIV	Generator Installation	APPROVED
6/25/2024	Longford Drive	XXXIV	Exterior Paint	APPROVED
	Corrib Drive	XXII	Fence Installation	APPROVED
	Galway Drive	XXXIV	Generator Installation	APPROVED
	Newmarket Circle	XXXIV	Roof Replacement	APPROVED
	Inisheer Drive	XXXIV	Pool Installation	TABLED
	Tallow Point Drive	XXXIV	Siding Replacement	TABLED
	Tralee Road	XXXIV	Roof Installation	APPROVED
	Feeney Ct.	XXII	Patio Installation	APPROVED
	Frogs Leap Way		Variance Request	REFERRED TO BOARD
	Shamrock St. N.	XXII	Exterior Remodel	APPROVED
July ACC Decisions				
DATE	STREET	CITATION	PROJECT	ACTIONS
7/9/2024	Tipperary Ct.	XXII	Fence Installation	APPROVED
	Inisheer Drive	XXII	Pool Installation	APPROVED
	Chelmsford Rd.	XXXIV	Tree Removal	APPROVED
	Shannon Lakes Drive	XXII	Pool Installation	APPROVED
	Donovan Drive	XXII	Fence Installation	APPROVED
	Feeney Ct.	XXII	Fence Installation	APPROVED
	Shamrock St. E.	XXXIV	Pool Installation	APPROVED
7/23/2024	Kilkenny Drive	XXXIV	Tree Removal	APPROVED
	Longford Drive	XXXIV	Erosion Control Landscaping	APPROVED
	Dundalk Drive	XXXIV	Tree Removal	APPROVED
	Moriarty Court	XXII	Patio Installation	APPROVED
	Whittington Drive	XXII	Pool Installation	APPROVED
August ACC Decisions				
DATE	STREET	CITATION	PROJECT	ACTIONS
8/6/2024	Lifford Circle	XXXIV	Exterior Paint	APPROVED
	Shamrock St. S.	XXXIV	Generator Installation	APPROVED
	Wicklow Circle	XXII	Fence Installation	APPROVED
	Whittington Drive	XXXIV	Tree Removal	APPROVED
	Aqua Ridge Way	XXXIV	Playground Installation	DISAPPROVED
8/27/2024	Bay Shore Circle	XXXIV	Tree Removal	APPROVED
	Colonnade Drive	XXII	Tree Removal	APPROVED
	Roof Replacement	XXXIV	Roof Replacement	APPROVED
	Gardenview Way	XXXIV	Fence Installation	DISAPPROVED

ACC Committee: Susan Dickerson, Vicki Long, Winston Lee

**ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL,
MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.**

Violations Report for June 2024

UNIT VIOLATION	UNIT VIOLATION
42 UNAPPROVED EXTERIOR MODIFICATION	10 BOAT VISIBLE FROM ROAD
16 BOAT VISIBLE FROM ROAD	12 TRAILER/RV/OTHER IN SIGHT
34 DEBRIS VISIBLE FROM ROAD	51 TRAILER/RV/OTHER IN SIGHT
17 TRAILER/RV/OTHER IN SIGHT	51 BOAT VISIBLE FROM ROAD
10 UNAUTHORIZED SIGN IN YARD	3 UNAUTHORIZED TEMPORARY STRUCTURE
10 UNAUTHORIZED SIGN IN YARD	17 MAINTENANCE SIDING
12 TRAILER/RV/OTHER IN SIGHT	17 MAINTENANCE YARD
10 UNAUTHORIZED SIGN IN YARD	11 DEBRIS VISIBLE FROM ROAD

Violations Report for July 2024

UNIT VIOLATION	UNIT VIOLATION
3 UNAUTHORIZED SIGN IN YARD	23 MAINTENANCE YARD
17 TRAILER/RV/OTHER IN SIGHT	23 UNAUTHORIZED SIGN IN YARD
17 TRAILER/RV/OTHER IN SIGHT	28 MAINTENANCE SIDING
17 TRAILER/RV/OTHER IN SIGHT	28 PARKING ON GRASS
18 DEBRIS VISIBLE FROM ROAD	28 PARKING ON GRASS
21 MAINTENANCE YARD	41 BOAT VISIBLE FROM ROAD
23 TRAILER/RV/OTHER IN SIGHT	41 UNAUTHORIZED SIGN IN YARD
23 TRAILER/RV/OTHER IN SIGHT	51 TRAILER/RV/OTHER IN SIGHT
23 DEBRIS VISIBLE FROM ROAD	

Violations Report for August 2024

UNIT VIOLATION	UNIT VIOLATION
3 MAINTENANCE YARD	17 MAINTENANCE YARD
3 MAINTENANCE YARD	17 MAINTENANCE SIDING
4 TRAILER/RV/OTHER IN SIGHT	17 TRAILER/RV/OTHER IN SIGHT
5 UNAUTHORIZED SIGN IN YARD	17 TRAILER/RV/OTHER IN SIGHT
7 UNAUTHORIZED SIGN IN YARD	18 UNAUTHORIZED SIGN IN YARD
7 UNAUTHORIZED SIGN IN YARD	18 UNAUTHORIZED SIGN IN YARD
7 UNAUTHORIZED SIGN IN YARD	18 MAINTENANCE ROOF
7 UNAUTHORIZED SIGN IN YARD	18 UNAUTHORIZED SIGN IN YARD
7 DEBRIS VISIBLE FROM ROAD	26 TRAILER/RV/OTHER IN SIGHT
10 UNAUTHORIZED SIGN IN YARD	28 UNAUTHORIZED SIGN IN YARD
10 UNAUTHORIZED SIGN IN YARD	28 DEBRIS VISIBLE FROM ROAD
10 UNAUTHORIZED SIGN IN YARD	40 DEBRIS VISIBLE FROM ROAD
10 UNAUTHORIZED SIGN IN YARD	40 DEBRIS VISIBLE FROM ROAD
10 UNAUTHORIZED SIGN IN YARD	41 BOAT VISIBLE FROM ROAD
11 DEBRIS VISIBLE FROM ROAD	51 BOAT VISIBLE FROM ROAD
11 MAINTENANCE YARD	51 MAINTENANCE YARD
11 UNAUTHORIZED SIGN IN YARD	51 DEBRIS VISIBLE FROM ROAD
12 TRAILER/RV/OTHER IN SIGHT	51 UNAUTHORIZED SIGN IN YARD
16 UNAUTHORIZED SIGN IN YARD	51 UNAUTHORIZED SIGN IN YARD
17 UNAUTHORIZED SIGN IN YARD	

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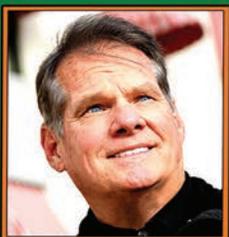
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