

Pasadena Hills Homeowners Association

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Two end lots on Lompoc Court were purchased and one was recently cleared. Those lots had gone unsold since 1990. The lots are thought to be very low and prone to water issues. The concern was the type of home that would need to be built to accommodate the water issues.

One of our board members, Kyle Herman, consulted an attorney regarding our ability to enforce our covenants. The attorney was paid \$300 by the PHOA for his time. The attorney, John Grant, has been used previously by the board.

Kyle Herman provided this summary of the discussion:

The discussion I had with John Grant was about handling new construction on the vacant land off Lompoc dr and future development in Pasadena Hills.

We are only allowed to implement what is described in writing in the Covenant and Restrictions through our architectural committee. If any work performed violates the covenants we will need to have a fining committee to generate a fine.

If the builder does not pay the fine we can then put a lien on the property. The county will need to put a stop work order if the builder starts construction without approval from the architecture committee or finalized building permit. The county will also provide protection of deforestation of large trees if the property is located in a flood zone.

The builder needs blueprints signed off by both the county and our architecture committee before starting construction. We want to resolve building issues with the contractor personally and avoid the cost of an alternative dispute resolution or ADR.

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