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3/25/2025

Community Management Professionals – an Associa Company

Panther Ridge HOA

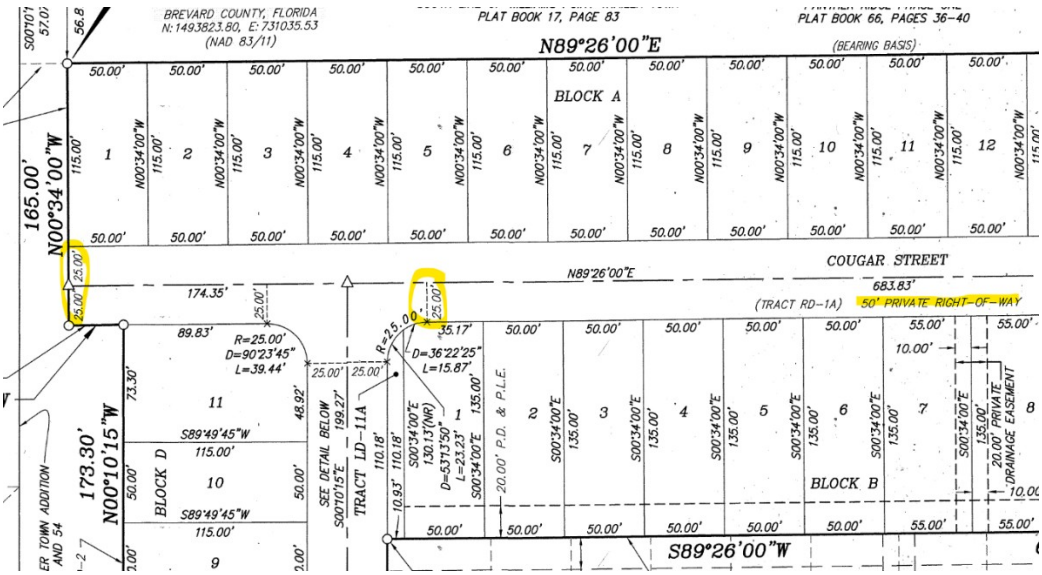
4901 Vineland Rd, Suite 455

Orlando, FL 32811

Subject: Formal Request for statement on HOA roadway responsibilities

Dear Board of Directors,

This letter serves as a **formal request** requesting a written response about the responsibilities of the HOA regarding maintenance of HOA roadways. In reviewing the community plat drawings (link below), it appears that the HOA **owns and is responsible for maintaining the TRACT RD-1A**. This tract, according to county records, is 50 feet in width. This width includes the road, the sidewalks, and the grass between the sidewalks and the road.



TRACT TABLE			
TRACT	AREA	USE	OWNER AND MAINTENANCE RESPONSIBILITY
RD–1A	1.51 Ac.	PRIVATE ROAD, PUBLIC UTILITIES, PRIVATE DRAINAGE	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
LD–11A	0.03 Ac.	NATURAL BUFFER PRESERVATION LANDSCAPING, IRRIGATION, SCREENING	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
LD–12A	0.05 Ac.	NATURAL BUFFER PRESERVATION LANDSCAPING, IRRIGATION, SCREENING	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.

FOR OFFICIAL INFORMATION SEE PLAT NOTES AND PLAT DEDICATION.

Plat drawing link:
https://app.townsq.io/w/623b72e9fd174e40790b73c8/documents-v2/6763993dd397812bca2bc26b?t=0&s=Name&d=ASC

I confirmed with a certified copy of my property survey provided by DR Horton when I purchased my home that my property line ends at the beginning of the sidewalk. The plat drawing tract table (recorded by the county) clearly states that the HOA owns and has maintenance responsibility of TRACT RD-1A, which is 50 feet in width.

I posted this question in the Panther Ridge TownSQ forum, where my post was deleted by Todd Cruse after I presented this information and he engaged in unprofessional personal attacks in lieu of providing resolution to the request for clarification.

This request is being sent via **certified mail**, and per **Florida Statute § 720.303(5)**, the **response must be provided within ten (10) business days** from the date of this letter.

I expect your **prompt and complete** response by the statutory deadline.

Sincerely,
Ellis Akins