

**BONEZZI DEVELOPMENT COMPANY**  
**POST OFFICE BOX 5497**  
**DESTIN, FLORIDA 32540**  
**(850) 650-4725**

October 6, 2003

Mike Zoltek, Chairman, Architectural Review Board  
Silver Oaks Homeowners Association Phase I  
2605 Palomino Trail  
Crestview, Florida 32536

Dear Mr. Zoltek:

Pursuant to our telephone conversation today, October 6, 2003, I hope this letter will help clarify the intent of certain matters in the Declarations pertaining to concealment of storage spaces and storage areas.


"Storage areas" for all intents and purposes is any area that is used on a homeowner's private lot to stack, hold or store any of a variety of household items i.e. old bricks, bikes, yard tools, etc. These are generally messy and unsightly and should be concealed from view.

"Storage space" for all intents and purposes is any structure be it wood, metal, brick or plastic that is used to hold any number of items i. e. cars, bikes, trailers, lawnmowers, etc.

These by their very nature may be taller than the commonly used six foot privacy fence. In order to create neighborly harmony and not give the subdivision the look of a prison yard (by requiring an eight or even ten foot wall) we allow the top areas of these buildings to show over the fence line.

The storage sheds have existed in this manner since the inception of Silver Oaks; thereby they are consistent with the generally accepted "Community Wide Standards" of the subdivision.

Very truly yours,

  
Jill Graham

Attachment #1.

June 14, 2005

Listed below are some items of interest throughout the neighborhood that should be addressed.

Signs  
Exposed garbage cans  
Trailers  
Missing fascia  
Unedged driveways, sidewalks and street curb  
Overgrowth  
Mailboxes ( missing parts and needs straightening )  
Satellite dishes  
Inground basketball goals

I'm requesting the board send Letters of Compliance to homeowners in violation of the above.

Please follow-up with a response at the next meeting.

Thank You,

*Deborah Cole*

Page 1 of 2. Attachment <sup>1</sup>/<sub>2</sub>

**Main Identity**

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**From:** "Franz E Cole" <franzcole@cox.net>  
**To:** "Silver Oaks (Santos, Ed)" <hmd5859@cox.net>  
**Cc:** "Michael J. Zoltek" <mzoltek@anobles.com>; "Silver Oaks (Calhoun, Thomas)" <thomas@woodlawnbaptist.com>; <mvickery1@cox.net>; <phil-dirt@cox.net>; <johnny.williams@cox.net>; <jackh707@aol.com>  
**Sent:** Monday, June 27, 2005 11:02 AM  
**Subject:** Re: Info Sheet, 6/14/05

Ed:

My email, dated June 21, listed items of interest that were listed in my June 14 letter. I included MORE information about the homeowner asking not to install a fence and use growth instead to block the shed, which went toward the suggestion sheet where a homeowner ask that we review the requirements for a fence for sheds.

I also added the articles and sections as they pertain to each item of interest. I'm now including the address's of homeowners that these items of interest pertain to. I will drop off another copy of the June 14 letter to you today and request that the nine letters of suggestion and the June 14 letter be entered in the minutes.

Signs - 5841 Saratoga Dr

Exposed garbage cans - 2606 Pinto Lane, 5880 Saratoga, 2600 Palomino Trail, there are others with exposed garbage cans...

Trailers - 5844 Saratoga Dr, 5880 Saratoga Dr ( also wheel barrow )

Missing fascia - 5851 Hunting Meadows Dr,

Unedged driveways, sidewalks and street curbs - 5877 Saratoga Dr, 5847 Calumet Ct, 5855 Hunting Meadows Dr, 5856 Saratoga Dr.

Overgrowth - 2606 Pinto Ln,

Mailboxes- ( three on Hunting Meadows Dr. needs straightening, I have two caps for two mailboxes that will suffice to make them look complete )

Satellite dishes - 2640 Sorrel Ridge Rd, 5837 Saratoga Rd, 5844 Calumet Ct,

In-ground basket ball goal - 5884 Saratoga Rd,

Please do a follow-up on the homeowner Joschim Jermander at 5839 Calumet CT. It's been at least 90 days since Ed spoke with the homeowner about a grill sitting the driveway.

----- Original Message -----

**From:** Franz E Cole  
**To:** Silver Oaks (Santos, Ed)  
**Cc:** Michael J. Zoltek ; Silver Oaks (Calhoun, Thomas) ; mvickery1@cox.net ; phil-dirt@cox.net ; johnny.williams@cox.net ; jackh707@aol.com  
**Sent:** Tuesday, June 21, 2005 11:56 AM  
**Subject:** Info Sheet, 6/14/05

Ed:

Connie usually hands out a copy of the covenants, by-laws and statutes when she passes out the welcome baskets. She may not have gotten to this neighbor with the potted plant. You might confirm if she delivered

Page 2 of 2 Attachment 2.  
7/6/2005

**mvickery1**

**From:** "Darren K. Etheridge" <detheridge@clerkofcourts.cc>  
**To:** "Dale Rice" <dale\_rice\_fnc@hotmail.com>; "Santos Edwin TSgt 33 MOS/MXOP" <edwin.santos@eglin.af.mil>; <mvickery1@cox.net>; <johnny.williams@cox.net>; <JackH707@aol.com>; <thomas@woodlawnbaptist.com>; "Michael Zoltek" <mzoltek@anobles.com>; <phil-dirt@cox.net>  
**Sent:** Monday, July 11, 2005 2:57 PM  
**Subject:** Book 2632 Page 4428

The screenshot shows the Okaloosa County Clerk of Courts Public Records Search interface. On the left, there is a sidebar with document details: Document Type: OAKS GENERAL RELEASE, Record Date: 7/11/2005 10:36:24 AM, Grantor: SILVER OAKS PHASE I HOMEOWNERS ASSN, Book Type: OP, Book / Page: 2632 / 4428, # of Pages: 1, Legal: SILVER OAKS #1 BLK #7 1/4, Previous Related Docs: 2004357. The main area displays a scanned document titled "RELEASE/TERMINATION OF EASEMENT FOR LANDSCAPE PURPOSES" from Silver Oaks Phase I Home Owner's Association. The document text includes: "Silver Oaks Phase I, Homeowner's Association, a non-profit corporation, in the County of Okaloosa, State of Florida, Owner Does hereby Release and Terminate any Interest, Easements or Rights said Association may have as conveyed to said Association in an Easement for Landscape Purposes (conveyed by the instrument recorded in Official Record Book 2010, Page 3559) over and across that certain real property situated in said County of Okaloosa more particularly described as follows: A portion of Lot 4, Block B, Silver Oaks Phase I (as described in Warranty Deed recorded in Official Record Book 2007, Page 1888) being more particularly described as follows: The southerly 10 feet of the above described parcel lying adjacent to the existing northerly right of way line of Old Bentele Road." The document is signed by Edwin Santos, President of Silver Oaks Phase I Homeowners Association, on July 7, 2005.

Dale, all is well and we all were very luck this time. Your Easement has been reversed, recorded taken care of.. You can find it at the Okaloosa County Clerk of Courts Recording site under Book 2632 Page 4428. Let me know if you need anything else ☺

Darren

-----Original Message-----

**From:** Dale Rice [mailto:dale\_rice\_fnc@hotmail.com]  
**Sent:** Monday, July 11, 2005 2:51 PM  
**To:** Darren K. Etheridge  
**Subject:** update pls

darren,,, hope ya'll enjoyed the nice breeze over the weekend !!! think God took it easy on us !!! could have been lots worse !!!! cat 4 ,,, then down to a 3 prior to hitting !!!! could have been real interesting ,,, ,

when time allows pls give me an update on the 10' strip for landscaping ---

7/11/2005  
 Attachment # 3.