

**POLICY FOR LOT OWNER MAINTENANCE AND PAINTING  
OF THE INTERIOR OF CONCRETE WALLS AND METAL FENCES OWNED BY SPRING  
LAKE CDD BETWEEN LOTS AND RHODINE ROAD AND SUMMERFIELD BOULEVARD**

Overview

The Spring Lake Community Development District (“District”) owns the concrete wall (“Concrete Wall”) and metal fence (“Metal Fence”) which runs between resident lots and Rhodine Road and Summerfield Boulevard (collectively “Wall/Fence”). The *Declaration of Covenants, Conditions and Restrictions for Lucaya Lake Club*, as amended and supplemented from time to time, (“Declaration”) requires the owner of a residential lot (“Owner”) that abuts the Wall/Fence to maintain the interior of the Wall/Fence. To prevent damage to the Wall/Fence and to maintain uniformity, the District is adopting the following policies for the painting and maintenance of the Wall/Fence by Owners.

General Scope of Painting and Maintenance Responsibilities

1. The exterior of the Wall/Fence is painted and maintained by the District.
2. The top of the Wall/Fence including the top cap and post cap is painted and maintained by the District.
3. The District is responsible for structural repairs and replacement of the Wall/Fence. Owners shall not perform any work on the Wall/Fence other than the maintenance and painting of the interior of the Wall/Fence as set forth below.

Maintenance Policy

1. Owners shall soft wash the interior of the Concrete Wall as needed to prevent damage to the Concrete Wall or permanent intrusion of algae and mold into the Concrete Wall.
2. Owners shall not pressure wash the Concrete Wall, because pressure washing can damage the Concrete Wall.
3. Owners may pressure wash the Metal Fence but shall not do so in a manner which damages or fades the paint finish of the Metal Fence.
4. Any damage to the interior of the Wall/Fence caused by Owner's negligence, actions or otherwise may be repaired by the Owner only with the expressed consent of the District or by District at the Owner's expense.

Painting Policy

1. Owners shall paint the interior of the Concrete Wall as often as necessary to maintain a sealed paint barrier between the environment and the concrete portion of the Concrete Wall.
2. Owners shall only use paint on the Concrete Wall specified as Sherwin Williams 7559, in the color of Décor White Satin finish for the wall itself and Sherwin Williams 7543, in the color of Avenue Tan Satin finish for the trim and top. No other paint, stain or sealer product shall be applied to the Concrete Wall.
3. If the Metal Fence needs to be repainted, Owners shall contact the District Manager, Eric Dailey at (813) 575-1955 or via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) for further coordination before painting.

IMPORTANT: The Declaration and this Policy prevent Owners from affixing anything to the Wall/Fence, including but not limited to, structures and vegetation.

Adopted: June 21, 2023

Updated: July 1, 2024