

SUN GOLF LLC
16984 SE 109TH AVE.
SUMMERFIELD, FL 34491

February 16, 2024

Mr. Chris Rison
Senior Planner Growth Planner

Re: 2208072 Sun Golf, LLC
David Black Rezoning Modification

Mr. Rison:

I have been informed by the Stonecrest Property Owners Association that they are not going to do any Buffering between their property and ours.

We have already given the Property Owners Association unlimited access to the 20-acre parcel as a walking trail for the past three (3) years. Adding Buffer along this walkway and our property is not necessary. The 40-foot access and the setbacks on each side for a house will make this separation over 50 foot wide.

A Buffer would create an unnecessary maintenance issue forever. Neither the Property Owners Association nor Sun Golf LLC want to create a forever maintenance issue when a need does not exist.

Appreciate all your help in this matter.

Sincerely,

David Black
David Black, Manager
Sun Golf LLC

STONECREST

Property Owners Association, Inc.

A 55-plus Community

February 12, 2024

Mr Chris Rison
Marion County Commissioner
2710 East Silver Springs Blvd
Ocala FL 34470

Re: 2208072 Sun Golf , LLC
David Black Rezoning Modification

Mr Rison,

I respectfully refer you to my letter of January 10, 2024 regarding the above re-zoning modification.

After careful review and receipt of additional information, I am rescinding my letter. The Stonecrest POA will not provide a landscape buffer on the Association common property, adjacent to Mr. Black's lots. The letter of January 10th, contradicts the amendment, which provides that Sun Golf and its successors in title would bear the burden of development of the subject property, including all expenses related thereto. The Board feels conveyance of the buffer would require a change to the Supplemental Declaration, which can only be accomplished with a community vote.

The most critical portion of this decision is with the Declaration of Covenants for the Meadows which indicates in short that *Sun Golf....shall be solely responsible for all costs associated with the Development...* If approved, the Association will consider golf cart pathway options.

I have spoken to legal council on this issue and he is in full agreement. Mr. Rison, please place this letter with the modified zoning application.

Sincerely,

Niana Hill

Niana Hill
Stonecrest Board President

CC Sun Golf, LLC
Mr. David Black

Rison, Christopher

From: DAVID/CHERYL BLACK <blackmoor@comcast.net>
Sent: Friday, February 16, 2024 11:28 AM
To: Rison, Christopher
Subject: Meadows Buffer
Attachments: Lettere to Chris Rison Growth Planner & Stonecrest POA.pdf

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Good morning Mr. Rison: I received the attached letter from Stonecrest Property Owners Association regarding the Buffer.

Please review and let me know if you have any questions or need additional information.

Thank you,
David Black, Manager
Sun Golf LLC