

Fighting a Patio Removal Demand

We do not object to reasonable inspection requests by park management. If your patio is damaged or otherwise in need of repair or maintenance, then that needs to be done and the following does not apply to you.

If your patio is in good repair and you have been told to remove it, then the following does apply to you.

If the patio has been in place more than five years, and removal of the patio has not previously been demanded by the park owner, Florida Statue 95.11, upon advice of our attorney (see attached letter), prohibits the park owner from requiring the patio to be removed now or in the future. You need to document that it has been in place for more than five years and provide that documentation to the park owners.

To fight:

If possible, hire an attorney. This is your best option. If you cannot afford an attorney, I suggest you contact [Florida Rural Legal Services](#) (FRLS) at 1-888-582-3410 to see if you qualify for legal assistance.

Actions you can take if you don't have an attorney:

1. ABC affiliate WPBF television station may be interested in your situation. Call them at 561-624-6397. If enough people call with complaints, they will become interested in our situation. The park owners will try to avoid negative publicity.
2. Use *Google Earth* to find historic satellite images of your house. They may very well show the patio has been there more than five years. If you need help with this, let us know.
3. Look for your own photos you may have from five or more years ago that show the patio.
4. Look for the real estate listing when you bought your house. They sometimes mention a patio or even have a photo that shows the patio.
5. Have friends or neighbors who have personal knowledge of the patio sign a simple document that says they have personal knowledge that the patio has been present at your address since at least a certain date.
6. Look for written permission you may have from the park owner. Sometimes the previous owner may be able to provide written permission.
7. If you have received verbal permission from the park owner or the park manager, say so! Verbal permission was very common in the past and is, according to our attorney, legally binding.
8. Respond with a brief letter and all of your documentation and photos to:
Spanish Lakes Compliance Committee
8000 South U.S.1 Suite 402
Port St. Lucie, FL 34952
772-878-3011
9. Please copy all correspondence to your HOA at hoaslgolf@gmail.com and keep us informed of all developments.