

Chickasaw Trails Homeowners Association, Inc., a
not-for-profit corporation,

Plaintiff,

vs.

Defendant(s).

In the County Court in and for Orange County,
Florida

Case No.: 2019-CC [REDACTED] O

PLAINTIFF'S FIRST REQUEST FOR ADMISSIONS

Plaintiff, CHICKASAW TRAILS HOMEOWNERS ASSOCIATION, INC. ("Association"), pursuant to Fla.R.Civ.P. 1.370(a), requests Defendant, [REDACTED], within forty-five (45) days from the date of service of this request, admit to the truth of the following Requests for Admissions:

1. You are requested to admit that an authentic copy of the Declaration of Covenants, Conditions and Restrictions for Chickasaw Trails Phase I (the "Declaration"), recorded in Official Records Book 4131, at Page 689, *et seq.* of the Public Records of Orange County, Florida, is attached to Plaintiff's Complaint as Exhibit "A" as to the pertinent provisions of the Declaration regarding use restrictions of the property located at [REDACTED] Drive, Orlando, FL 32829 ("Property").

2. You are requested to admit that you are a member of Chickasaw Trails Homeowners Association, Inc. by virtue of your status of record owner of the Property.

3. You are requested to admit that as a member of Association, you are required to comply with the covenants, conditions and restrictions set forth in the Association's governing documents, including but not limited to the Declaration.

4. You are requested to admit that you had failed to comply with the Declaration by (i) failing to maintain the landscaping on the Property; and (ii) failing to obtain prior approval before installing the landscaping bed to the front of the entrance door to the Property.

5. You are requested to admit that you received written notices of your failure to comply with the Declaration from Association and Association's attorney ("Notices").

6. You are requested to admit that you cured the landscape maintenance violation on the Property subsequent to receiving Notices.

7. You are requested to admit that you failed to timely respond to written notices providing you the opportunity to attend pre-suit mediation to resolve the issues herein.

8. You are requested to admit that you have not paid any legal fees and/or costs incurred by the Association in enforcing its Declaration against you.

9. You are requested to admit that you have yet to receive approval from Association for the landscaping bed in front of the entrance to the Property.

10. Plaintiff reserves the right to add additional requests for admission as they become available.

If you shall reply on or before 45 days after service of process upon you, denying such facts or failing to make such admissions, depositions will be taken to prove the truth of the said facts and application will then be made to the Court for an order requiring you to pay to the Plaintiff reasonable expenses incurred in proving the facts as to which admissions are sought herein, as provided by the Rules of Civil Procedure. Pursuant to the Rules of Civil Procedure, each fact on which admissions is requested shall be deemed admitted if not denied or if no reply is received on or before the 45 days after service of process upon you.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Request to Produce has been furnished by electronic mail or regular U.S. Mail on May 5, 2020 to the attached Service List.

DHN ATTORNEYS, P.A.
3203 Lawton Road, Suite 125
Orlando, Florida 32803
Office: (407) 269-5346
Fax: (407) 650-2765

By: /s/Ryan C. Fong
Ryan C. Fong, Esquire
Florida Bar No. 0113279
ryan@dhnattorneys.com

SERVICE LIST

[REDACTED]
[REDACTED] Drive
Orlando, FL 32829

All Unknown Tenants/Owners
[REDACTED] Drive
Orlando, FL 32829