



TOWN OF EATONVILLE

CODE CASE NO: 25-000263

OWNER: FKH SFR PROPCO B-HLD LP

PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751

PARCEL-ID NO: 35-21-29-7754-00-120

**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**



EXHIBIT A

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1

APRIL 4, 2006



ORANGE COUNTY PROPERTY APPRAISER WEBSITE

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2

SEPTEMBER 29, 2015 - 11:16 AM

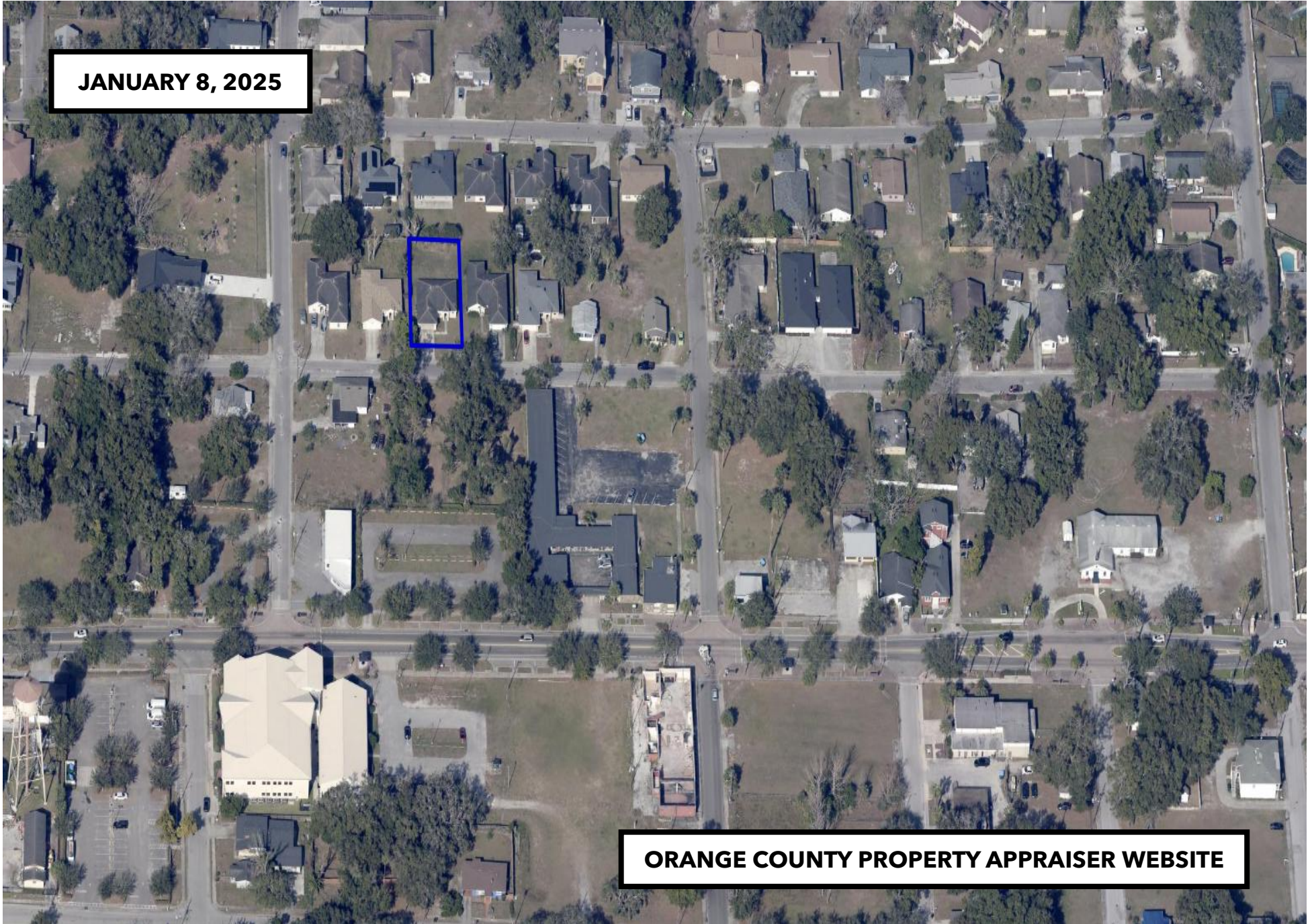
ORANGE COUNTY PROPERTY APPRAISER WEBSITE



FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

JANUARY 8, 2025

ORANGE COUNTY PROPERTY APPRAISER WEBSITE



FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....4

JANUARY 6, 2026

ORANGE COUNTY PROPERTY APPRAISER WEBSITE

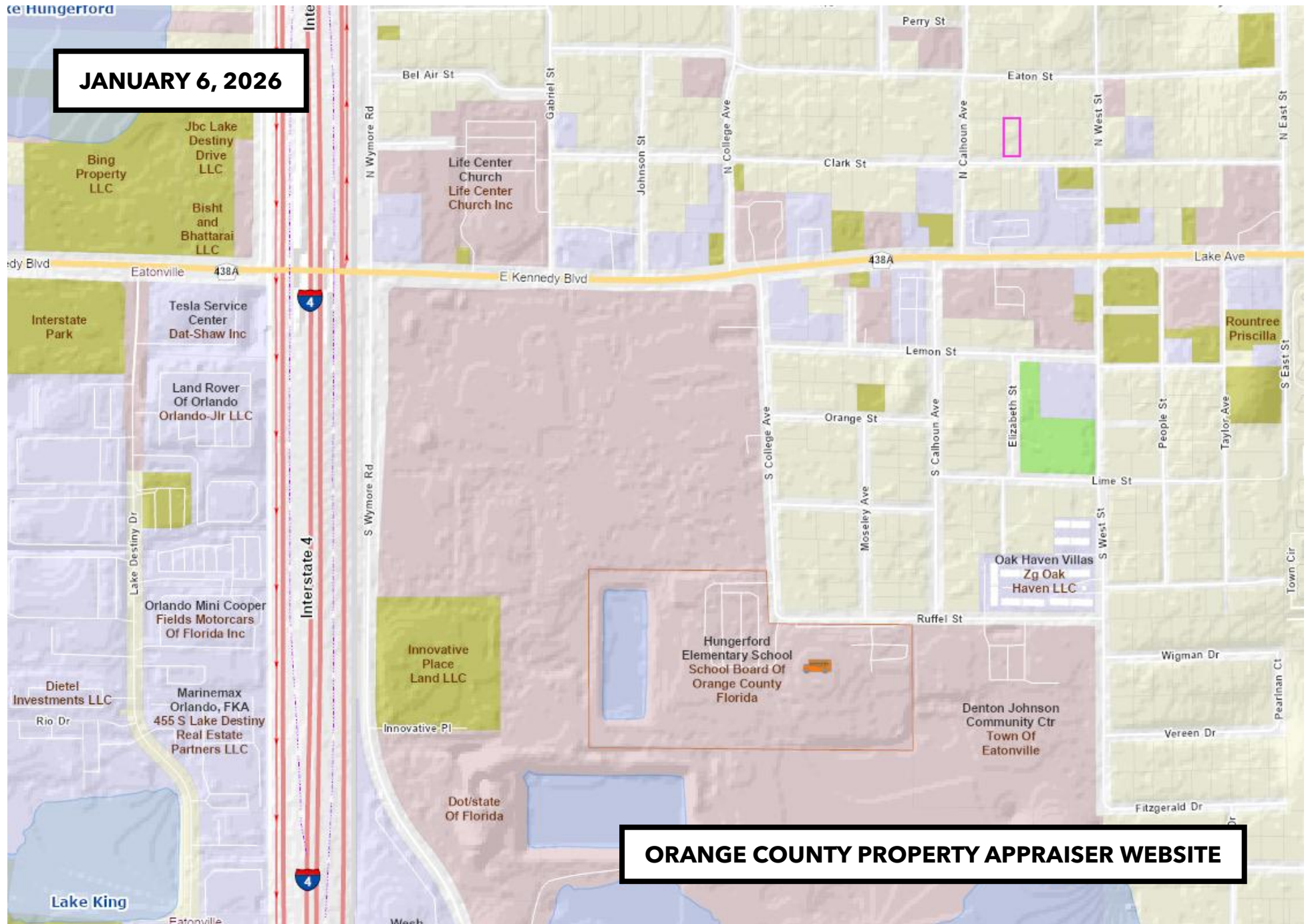




EXHIBIT B

NOTICE OF VIOLATION



EXHIBIT B - PART I

NOTICE OF VIOLATION

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1



Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

CODE CASE NO: **25-000291**
DATE OF NOTICE: **11/12/2025**
COMPLIANCE DATE: **11/21/2025**

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
CERTIFIED MAIL NO: 9589 0710 5270 2231 6418 99

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the SINGLE FAMILY CLASS III property located at, 413 CLARK STREET, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-7754-00-120** into compliance with **Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required. Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1).**

TO: FKH SFR PROPCO B-HLD LP,

You are hereby notified, the property located at **413 CLARK STREET, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229. Certain motor vehicles required to be parked in garage.** No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231. - Visual nuisance declared; abatement required.** Any motor vehicle which is parked on residentially

zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 50-35. - Maintenance of exterior of premises (a).** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery.

Please be advised that the property is to be brought into compliance on or before, **[11/21/2025]** ten days from this date, **[11/12/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

NOTICE OF VIOLATION -
COMPLIANCE DATE: NOVEMBER 21, 2025

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

a. Description of violation(s) that has the property in noncompliance:

1. A vehicle that fits the Eatonville Code of Ordinance's definition for junked, wrecked, abandon property is on the premises.
2. The residents regularly parks vehicles in the required front yard.
3. Motorcycle parts are being stored on the side of the home.

b. Remedial action(s) required to bring the property into compliance:

1. Repair or remove the vehicle from the premises.
2. Discontinue parking vehicles in the required front yard.
3. Remove the motorcycle parts from the premises.

Attachment 1, Factual Description of Violation, Remedial Action Required.

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751



quodient
FIRST-CLASS MAIL
IMI
\$010.73
11/12/2025 ZIP 32751
043M30287524

US POSTAGE

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage \$

Sent To
Street and Apt.
City, State, ZIP

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

PS Form 3856, January 2023 PSN 7530-02-000-9053 See Reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

2. Article Number (Transfer from service label)
9589 0710 5270 2231 6418 99

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/19/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9590 9402 8194 3030 0364 09

USPS TRACKING #

9590 9402 8194 3030 0364 09

United States Postal Service

RECEIVED
NOV 24 2025
Initial:

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box*

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



EXHIBIT B - PART II(A) OCTOBER 14, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1

OCTOBER 14, 2025 - 12:58 AM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2

OCTOBER 14, 2025 - 1:17 PM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

OCTOBER 14, 2025 - 1:52 PM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....4

OCTOBER 14, 2025 - 1:52 PM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(B) OCTOBER 22, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1

OCTOBER 22, 2025 - 8:10 AM

MAINTENANCE OF EXTERIOR OF PREMISES



FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291),.....2

OCTOBER 22, 2025 - 8:10 AM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

OCTOBER 22, 2025 - 8:10 AM



MAINTENANCE OF EXTERIOR OF PREMISES



EXHIBIT B - PART II(C) DECEMBER 3, 2025

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES.

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291),.....1

DECEMBER 3, 2025 - 8:59 AM



MAINTENANCE OF EXTERIOR OF PREMISES

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....2

DECEMBER 3, 2025 - 8:59 AM

MAINTENANCE OF EXTERIOR OF PREMISES





EXHIBIT C

**NOTICE OF HEARING
REQUEST TO FORCLOSE LIEN
AFFIDAVIT OF NONCOMPLIANCE
AFFIDAVIT OF NOTICE**



EXHIBIT C - PART I

NOTICE OF HEARING

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000291

CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **413 CLARK STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING -
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM

JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032
690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000307).....2



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000291
CERTIFIED MAIL NO: 95890710 5270 2231 641998

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35, - Maintenance of exterior of premises**. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

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Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

MAILED - CERTIFIED MAIL
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

9589071052702231641998

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:39 pm on December 23, 2025 in ATLANTA, GA 30339.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

ATLANTA, GA 30339
December 23, 2025, 12:39 pm

In Transit to Next Facility

December 22, 2025

Arrived at USPS Regional Facility

ATLANTA GA DISTRIBUTION CENTER
December 20, 2025, 7:09 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 13, 2025, 9:48 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
December 12, 2025, 10:27 pm

Feedback

AFFIDAVIT OF NOTICE - NOTICE OF HEARING

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....3

TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751



quodient
FIRST-CLASS MAIL
IM1
\$010.44
12/12/2025 ZIP 32751
043M30267624

US POSTAGE

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Eatonville CPU
DEC 20 2025
Eatonville, FL
32751

FKH SFR PROPCO B-HLD LP
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146
P-ID NO: 35-21-29-7754-00-120
CODE CASE NO: 25-000291

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) L.J.</p> <p>C. Date of Delivery 12/29/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>FKH SFR PROPCO B-HLD LP 600 GALLERIA PARKWAY, SUITE 300 ATLANTA, GA 30339-8146 P-ID NO: 35-21-29-7754-00-120 CODE CASE NO: 25-000291</p> <p>9590 9402 8194 3030 0363 24</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label) 9589 0710 5270 2231 6419 98</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

ATLANTA GA PRDC 302

30 DEC 2025 PM 3 L

9590 9402 8194 3030 0363 24

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

* Sender: Please print your name, address, and ZIP+4® in this box *

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

|||||



EXHIBIT C - PART II

AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000291

RE: 413 CLARK STREET, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-7754-00-120

Respondent: FKH SFR PROPCO B-HLD LP

- ☒ Notice of Violation
☐ Notice of Violation Hearing
☐ Notice of Massey Hearing
☐ Notice of Foreclosure Hearing
☐ Other: _____


AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On November 12, 2025, an attempt was made to provide notice to the Respondent by ☒ certified mail or ☐ personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 16th of December 2025.

Attached: Copy of the notice posted


Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 16th of December 2025, by Baruti A. Abdallah-Nosakhare, ☐ who is personally known to me or ☐ who has produced a _____ as identification.

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION

TOWN OF EATONVILLE
CODE ENFORCEMENT

Case Number: 25-000291

RE: 413 CLARK STREET, EATONVILLE, FL 32751

Parcel ID#: 35-21-29-7754-00-120

Respondent: FKH SFR PROPCO B-HLD LP

- ☐ Notice of Violation
☒ Notice of Violation Hearing
☐ Notice of Massey Hearing
☐ Notice of Foreclosure Hearing
☐ Other: _____

AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being dully sworn, deposes and says:

1. On December 11, 2025, an attempt was made to provide notice to the Respondent by ☒ certified mail or ☐ personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 12, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 30, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 30th of December 2025.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhare
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 30th of December 2025, by Baruti A. Abdallah-Nosakhare, ☐ who is personally known to me or ☐ who has produced a _____ as identification.

(stamp)




NOTARY PUBLIC, State of Florida

AFFIDAVIT OF NOTICE - NOTICE OF HEARING



EXHIBIT D

PROOF OF POSTING - NOTICE OF HEARING



EXHIBIT D - PART I

DECEMBER 17, 2025

PHOTOGRAPHIC EVIDENCE

**PROOF OF POSTING NOTICE OF
HEARING ON THE TOWN HALL
BULLETIN BOARD.**

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....2

DECEMBER 17, 2025 - 11:15 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD



EXHIBIT D - PART II

DECEMBER 29, 2025

PHOTOGRAPHIC EVIDENCE

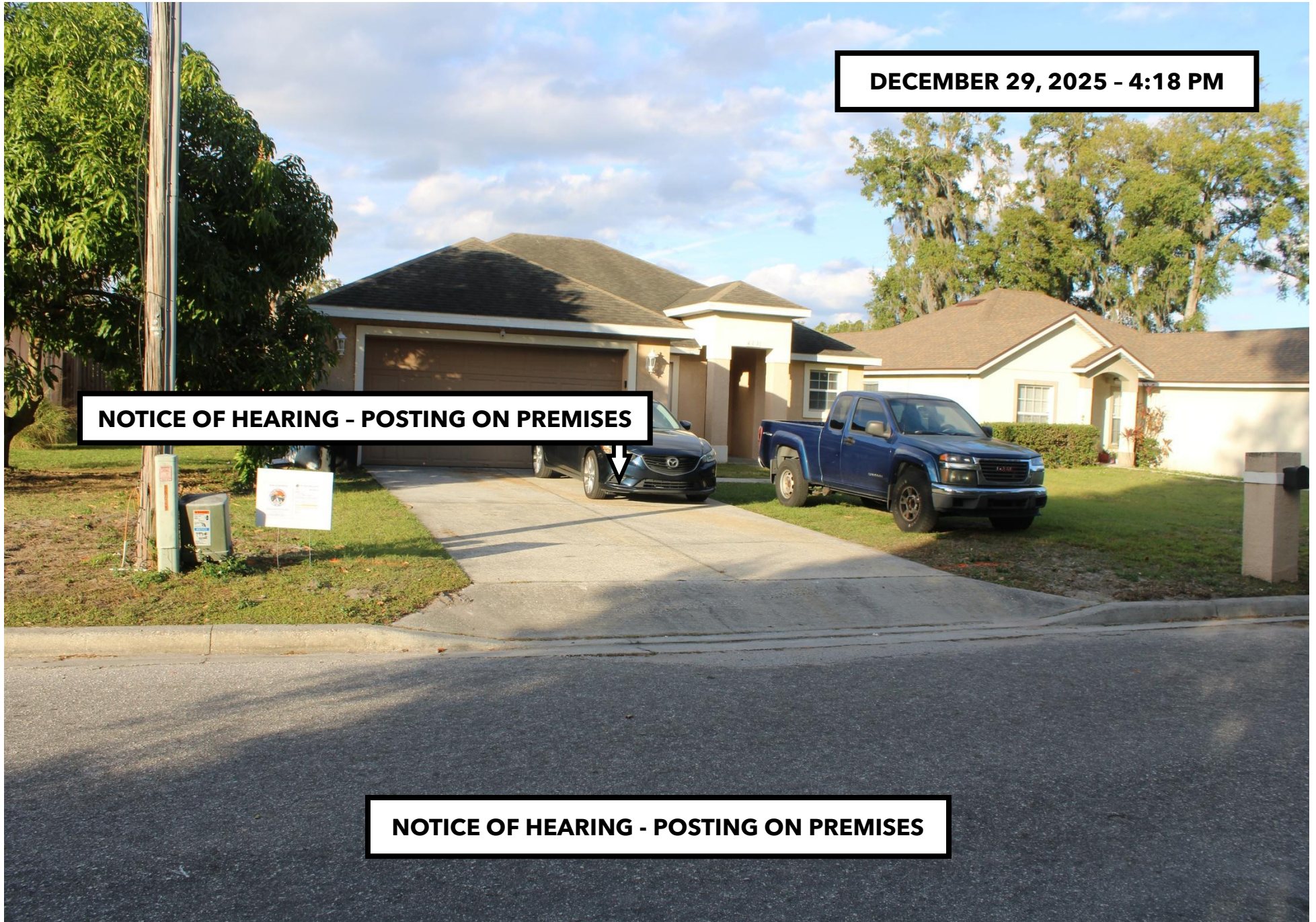
**PROOF OF POSTING -
NOTICE OF HEARING - POSTING ON
PREMISES.**

FKH SFR PROPCO B-HLD LP, P-ID NO: 35-21-29-1716-00-070
413 CLARK STREET, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000291).....1

DECEMBER 29, 2025 - 4:18 PM

NOTICE OF HEARING - POSTING ON PREMISES

NOTICE OF HEARING - POSTING ON PREMISES



ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCA) - (CODE CASE NO: 25-000263).....2

DECEMBER 29, 2025 - 4:18 PM

TOWN OF EATONVILLE

1887



TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000291

OWNER: FKH SFR PROPCO B-HLD LP
PROPERTY ADDRESS: 413 CLARK STREET, EATONVILLE, FL 32751
PARCEL-ID NO: 35-21-29-7754-00-120



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000291

CERTIFIED MAIL NO: 9589 0710 5270 2231 6419 98

Vs.

FKH SFR PROPCO B-HLD LP
REF: 413 CLARK STREET
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339-8146

Respondent(s)

RE: 413 CLARK STREET, EATONVILLE, FL 32751
Parcel-ID NO: 35-21-29-7754-00-120

NOTICE OF HEARING

TO: FKH SFR PROPCO B-HLD LP,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35 - Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **413 CLARK STREET, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7th** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Halli New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

MAILED - CERTIFIED MAIL
BARUTI A. ABDALLAH-NOSAKHERE
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING ON PREMISES



EXHIBIT E

DAY OF PHOTOGRAPHS



EXHIBIT E - PART I

JANUARY 7, 2026

PHOTOGRAPHIC EVIDENCE

**PROOF THAT THE PROPERTY IS STILL
IN VIOLATION.**

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070

NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....1

JANUARY 7, 2026 - 7:29 AM

ALEJANDRO JOSE VAZQUEZ, P-ID NO: 35-21-29-1716-00-070
NORTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000263).....2

JANUARY 7, 2026 - 7:29 AM