

# Diaz & Affiliates

City of Green Cove Springs  
Attn: Building Services Department  
321 Walnut Street,  
Green Cove Springs, FL 33043  
Submitted: USPS  
Date: June 2, 2025

Re: Request for Fine Reduction

Case No.: CEBD-24-0035  
Property 3531 Summit Oaks Dr, Green Cove Springs, FL  
Client: FKH SFR Propco H LP


Dear Sir or Madam:

Our office represents FKH SFR Propco H LP (hereinafter referred to as "My Client") concerning the real property located at 3531 Summit Oaks Dr, Green Cove Springs, FL (hereinafter referred to as "Real Property"). My office respectfully submits this application for a reduction, and/or reconsideration of fines concerning violation number CEBD-24-0035.

The Real Property is leased by a tenant, and My Client received the violation notice requiring the removal of a shed on the Real Property. At no point did My Client install the shed on the Real Property. The delay in curing the removal of the Shed was the tenant's desire to savage the shed, and the exploration of permits to keep the shed. After a certain point, My Client could not wait any longer for the tenant and removed the shed. We very much hope the City of Green Cove Springs can take into consideration the facts stated and provide a reduction in fines.

Regardless of how this case originated, My Client would like to convey a settlement offer in the amount of \$1,000.00, plus costs sustained by City of Green Cove Springs. This application is made in good faith and with the sole intention of improving the community and developing a positive relationship with City of Green Cove Springs. My Client intends on being a positive property owner in the community and working positively to maintain and/or improve the standard of living in the City of Green Cove Springs. Thank you and please let me know if anything is needed.

Respectfully,



Kevin Diaz, Esq.

# Diaz & Affiliates

To Whom It May Concern  
Date: March 5, 2025  
Re: Power of Attorney/Authorization

Dear Sir or Madam:

I, Leigh Monteith, as authorized signatory for:

FirstKey Homes, LLC; FKH SFR Propco A, L.P. f/k/a Cerberus SFR Holdings III, L.P.; RM1 SFR Propco A, L.P.; RM1 SFR Propco B, L.P.; RM1 SFR Propco C, L.P.; FKH SFR Propco B-HLD, L.P. f/k/a Cerberus SFR Holdings, L.P.; FKH SFR Propco D, L.P.; FKH SFR C1, L.P. f/k/a Cerberus SFR Holdings II, L.P.; FKH SFR C2, L.P. f/k/a Cerberus SFR Holdings V, L.P.; FKH SFR PropCo E, L.P.; FKH SFR PropCo G, L.P.; FKH SFR PropCo H, L.P.; FKH SFR PropCo I, L.P.; FKH SFR PropCo J, L.P.; FKH SFR Propco K, L.P.; FKH SFR L, L.P.; FKH SFR M, L.P.; FKH SFR N, L.P.; FKH SFR P, L.P.; IDF1 SFR Propco A, L.P.; RM2 SFR A, L.P.; RM2 TRS A, LLC; RM3 SFR A, LLC; CSMA FT, LLC; CSMA BLT, LLC; CSMA FT, LLC; CSMA SFR Holdings II-LSE, LLC.

(Collectively referred to as "Entities").

I do hereby authorize Kevin Diaz, Esq., and Diaz & Affiliates, PA, to represent the entities as counsel, and to conduct all legal representation, including but not limited to potential mitigation options for any outstanding liens for real properties, attending all hearings, and any other legal services concerning real properties owned or managed by the Entities. The law firm's contact information is detailed below.

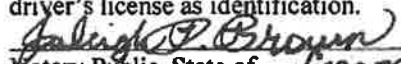
Sincerely,

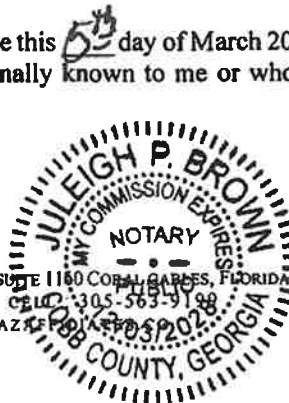


Leigh Monteith,  
As authorized signatory for the Entities

STATE OF GEORGIA           )  
  ) ss  
COUNTY OF COBB         )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March 2025, by Leigh Monteith, as authorized signatory for the Entities who is personally known to me or who has produced a driver's license as identification.

  
Notary Public, State of Georgia  
My Commission Expires: 12.03.2028  
My Commission Number:



DIAZ & AFFILIATES, 150 ALHAMBRA, CIRCLE, SUITE 1160 CORAL GABLES, FLORIDA 33134  
OFFICE: 305-563-9199 • CELL: 305-563-9198  
EMAIL: KDIAZ@DIAZAFFILIATES.COM



CITY OF GREEN COVE SPRINGS  
LIEN REDUCTION REQUEST FORM

RECEIVED  
6/5/25

Date: 06/02/2025

Requested By: FKH SFR Propco H, LP

Company Name: Kevin Diaz, Esq., Diaz & Affiliates, P.A.

Phone #: 305-563-9199 Fax #: \_\_\_\_\_

E-mail Address: Kdiaz@Diazaffiliates.co

Property Address: 3531 Summit Oaks DR, Green Cove Springs, FL

Parcel #: 05-06-26-015234-006-14

Original Lien Amount: \$9,118.50

Reason for Reduction: Please see attached.

Please send this form and a \$50.00 Fee to:

City of Green Cove Springs

321 Walnut Street

Green Cove Springs, Florida 32043

[building@greencovesprings.com](mailto:building@greencovesprings.com)

If you have any questions, please contact the Development Services Department at 904-297-7500, ext. 3334