



**Surrey Ridge Community Association, Inc.**  
**A Corporation Not-For-Profit**

**IMPORTANT NOTICE: Perimeter Wall Easement and Maintenance Responsibilities**

November 16, 2025

Dear Surrey Ridge Homeowner,

As part of our ongoing commitment to maintaining our community's infrastructure and protecting property values, we are writing to remind all homeowners along the perimeter brick wall of important easement provisions and maintenance responsibilities outlined in our governing documents.

**8-FOOT MAINTENANCE EASEMENT**

According to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Article VI, Section 3(d), an 8-foot wide maintenance easement exists along the perimeter brick wall at the rear of your property. This easement allows the Association to access the area for:

- Routine wall inspection and maintenance
- Emergency repairs
- Structural assessments
- Vegetation management that affects the wall

The Association reserves the right to access this easement as needed to fulfill its maintenance obligations and protect community property.

**HOMEOWNER RESPONSIBILITIES**

The CC&Rs also establish that property owners must maintain their landscaping and trees in a manner that does not damage or interfere with common area property, including the perimeter wall.

Please observe the following guidelines:

**Trees and Large Plants:**

- Do not plant large trees within 8 feet of the perimeter wall
- Mature tree roots can exert significant pressure on brick structures, causing cracks, displacement, and structural damage
- If you have existing trees near the wall, monitor them regularly for signs of root expansion or wall contact
- Consider consulting an arborist if trees appear to be growing toward or against the wall

**Landscaping:**

- Keep shrubs, bushes, and plants trimmed away from the wall surface
- Avoid vines or climbing plants that can damage mortar joints
- Do not attach trellises, fences, or other structures to the wall
- Maintain clear access to the 8-foot easement area

**Heavy Objects:**

- Do not place heavy objects (sheds, large planters, equipment, etc.) against or near the wall
- Weight and pressure can compromise the wall's structural integrity

**Excavation and Digging:**

- Call 811 (Sunshine State One Call) before digging near the wall
- Underground utilities (plumbing, electrical, data cables) may be present within the easement
- Obtain Association approval before any excavation within the easement area

**WHY THIS MATTERS**

The perimeter brick wall is a significant community asset that:

- Defines our neighborhood boundaries
- Provides security and privacy
- Contributes to property values
- Represents a substantial replacement or repair cost if damaged

Recent damage to a section of the perimeter wall has highlighted the importance of proper tree and landscaping maintenance. Repair costs can range from \$7,500 to \$13,000 per damaged wall section. Under the CC&Rs, property owners may be held responsible for damage to common areas caused by inadequate maintenance of their trees or landscaping.

**ASSOCIATION MAINTENANCE PROGRAM**

The Association is committed to maintaining the perimeter wall in good condition. Our maintenance program includes:

- Regular visual inspections
- Mortar joint assessment
- Structural integrity monitoring
- Prompt repair of age-related deterioration

We need your cooperation to ensure trees and landscaping on private property do not compromise the wall's structural integrity.

**INSPECTION REMINDER**

We encourage all homeowners along the perimeter wall to:

- 1 Inspect your property for trees or plants within 8 feet of the wall
- 2 Assess any existing trees for signs of root expansion or wall contact
- 3 Trim vegetation away from the wall surface
- 4 Contact the Board if you have concerns or questions

Thank you for your cooperation in protecting our community's infrastructure. By working together, we can preserve the perimeter wall for years to come and avoid costly repairs.

Sincerely,

*SRCA Inc, Board of Directors*  
Surrey Ridge Community Association, Inc.

CC&Rs Reference: Declaration of Covenants, Conditions, and Restrictions, Article VI, Section 3(d) and Article VII, Section 2