



City of Haines City

Code Enforcement Department
35400 U.S. Highway 27 • Haines City, FL 33844
Phone (863) 421-9937 • Fax (863) 419-3168

Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

All information fields must be completed before this application can be processed. Requests are not reviewed by The City or presented before The Special Magistrate until this application has been completed.

CONTACT INFORMATION		
APPLICANT'S NAME: Invitation Homes		
PHONE: 813-257-0126	FAX:	E-MAIL: allison.garcia-reis@inviationhomes.com
MAILING ADDRESS: 5310 Cypress Center Drive Ste 105		
CITY: Tampa	STATE: FL	ZIP CODE: 33609
ADDRESS TO MAIL RELEASE OF LIEN TO: 5310 Cypress Center Drive Ste 105		
CITY: Tampa	STATE: FL	ZIP CODE: 33609
AUTHORIZED REPRESENTATIVE'S NAME: Allison Garcia Reis		
WRITTEN AND NOTARIZED AUTHORIZATION OWNER: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
CASE INFORMATION		
CASE NUMBER(S): See Attached List		
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)): See Attached List		
NAME OF CURRENT OWNER OF LIEN ADDRESS: See Attached List		
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN(S): Invitation Homes is the property management company for the owner of these homes. When violations occurred, these homes were under different management.		
OTHER PROPERTY LOCATED IN HAINES CITY WHICH BELONGS TO CURRENT OWNER: See Attached		
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED: N/A - Invitation Homes was not managing these homes at the time of Lien		
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WERE ASSESSED? See Attached		
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED: These homes were under another management company and we had no control of the timeline. Once these were made aware to Invitation Homes we worked to cure each violation and lien.		
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN? The homes on the attached list were given to Invitation Homes to manage already in this condition. We have taken on the task to cure each one to become in compliance and to resolve liens.		

Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

Has the applicant previously applied for lien release/reduction for this property? ☐ Yes ☒ No
If yes, when? N/A (month & year)

Applicants are required to complete the Fine list below and to provide copies of any lien they want considered in this Lien Release/Fine Reduction Application. To obtain information on fines/liens contact Haines City Code Compliance at (863) 421-9937 or visit the Code Compliance at 34500 US Highway 27, Haines City.

Note: The Code Compliance Unit does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the information provided by the applicant on Page 1 of this application. The Unit is not responsible for any outstanding liens that may be omitted from this request.

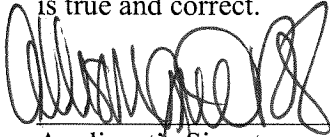
Applicant is requesting the below lien(s) be:
(Check all that apply)

- ☒ Release Completely
- ☒ Reduced
- ☐ Released from the Property located at _____ only.
Lien(s) to remain in the name of the owner at time of lien.
- ☐ Other _____

Applicant's Request	
Amount of Fine	Date/Month Certified
\$ <u>See attached</u>	
\$	
\$	
\$	
\$	

Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

Under penalty of perjury Florida Statute 837.02 (1), the undersigned swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct.

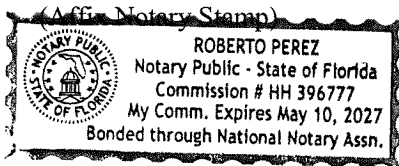

Applicant's Signature


4/17/2025
Date

State of Florida
City of Haines City

The foregoing was sworn to and subscribed before me this 17 day of April, 2025, by Allison Garcia Rea. He or she is personally known to me, or provided _____ as identification and did appear before me at the time of notarization.

Notary Public:



Signature: 

Printed Name: Roberto Perez

My Commission Expires: 05/10/2027

For City of Haines City Use Only

Application Accepted on: April 25, 2025

Total Amount of Lien(s): \$ _____

Total Reduction Approved by The City: \$ _____

Other: Request Hearing Multiple Cases

Hearing Date: May 28, 2025 9:00 am

Owner	Address	Violation	Lien amount	Case No.:	Resident
Upward America Southeast Property Owner LP	904 Caitlin Loop V-1198207	Dead Tree	\$ 6,405.49	Violation No: 35020	Norbert Mendoza
Upward America Southeast Property Owner LP	977 Caitlin Loop - V-1179534	Tree/Sod	\$ 6,404.89	Violation No: 35036	Zara Crawford
Upward America Southeast Property Owner LP	964 Caitlin Loop - V-1198116	Tree	\$ 6,404.89	Violation No: 35033	Angel Matos Pena
Upward America Southeast Property Owner LP	948 Caitlin Loop - V-1172605	Tree	\$ 13,504.89	Violation No: 35032	Hector Martinez Nieves
Upward America Southeast Property Owner LP	932 Caitlin Loop - V-1198201	Tree	\$ 6,405.34	Violation No: 35030	Ana Enchautegui Rosario
Upward America Southeast Property Owner LP	921 Caitlin Loop - V-1198111	Tree/Sod	\$ 15,505.34	Violation No: 35028	Eingel Cintron Martinez
Upward America Southeast Property Owner LP	920 Caitlin Loop - V-1198163	Tree/Sod	\$ 15,505.34	Violation No: 35026	Arizona Pacha
Upward America Southeast Property Owner LP	917 Caitlin Loop - V-1198082	Tree	\$ 6,405.34	Violation No: 35027	Miguel Peralta
Upward America Southeast Property Owner LP	913 Caitlin Loop - V-1198094	Tree/Sod	\$ 15,505.49	Violation No: 35024	Izmanie Volcy
Upward America Southeast Property Owner LP	912 Caitlin Loop - V1198203	Tree/Sod	\$ 15,505.34	Violation No: 35023	Brian Waltons
Upward America Southeast Property Owner LP	905 Caitlin Loop - V-1198086	Tree	\$ 10,605.34	Violation No: 35021	Audina Saint Vit
Upward America Southeast Property Owner LP	1075 Caitlin Loop - V-1198117	Tree	\$ 6,405.49	Violation No: 35019	Carol Shuga Arce
Upward America Southeast Property Owner LP	1074 Caitlin Loop - V-1198210	Tree	\$ 6,405.34	Violation No: 35018	Jessica Sheley
Upward America Southeast Property Owner LP	1070 Caitlin Loop - V-1198083	Tree (\$ 6,405.49	Violation No: 35017	Daniel Lombillo
Upward America Southeast Property Owner LP	1066 Caitlin Loop - V-1198161	Tree Cured/Sod	\$ 6,405.34	Violation No: 35016	Daniel Lombillo
Upward America Southeast Property Owner LP	1038 Caitlin Loop - V-1198073	Tree/Sod	\$ 15,505.34	Violaiton No: 35014	Maria Silverio
Upward America Southeast Property Owner LP	1034 Caitlin Loop - V-1198095	Tree/Sod	\$ 15,505.34	Violation No: 35013	Juan Sherrod
Upward America Southeast Property Owner LP	1021 Caitlin Loop - V-1198205	Tree/Sod	\$ 15,505.34	Violation No: 35039	Ana Roberts
Upward America Southeast Property Owner LP	1013 Caitlin Loop - V-1171782	Tree	\$ 5,504.89	Violation No: 35038	Brenda Alonzo Thomas
Upward America Southeast Property Owner LP	1001 Caitlin Loop - V-1172614	Tree/Sod	\$ 15,504.89	Violation No: 35037	Andrew Martinez

RE: Caitlin Loop Liens - Hearing Reduction

From Michelle Escribano <Michelle.Escribano@hainescity.com>

Date Mon 4/14/2025 1:56 PM

To Allison Garcia Reis <allison.garcia-reis@invitationhomes.com>

Good afternoon:

Please see attached list and also call me at 863-421-9937. My supervisor has requested to explain to you some changes in regards to seeing the Magistrate that might affect you for next month hearing.

			TOTAL	MINUS ADMIN	LIEN	% REDUCTION	ADMIN	TOTAL
1021	Caitlin Loop	35039	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
1013	Caitlin Loop	35038	5,504.89	\$104.89	5,400.00	\$ 540.00	\$104.89	\$ 644.89
1001	Caitlin Loop	35037	15,504.89	\$104.89	15,400.00	\$ 1,540.00	\$104.89	\$ 1,644.89
977	Caitlin Loop	35036	6,404.89	\$104.89	6,300.00	\$ 630.00	\$104.89	\$ 734.89
964	Caitlin Loop	35033	6,404.89	\$104.89	6,300.00	\$ 630.00	\$104.89	\$ 734.89
948	Caitlin Loop	35032	13,504.89	\$104.89	13,400.00	\$ 1,340.00	\$104.89	\$ 1,444.89
932	Caitlin Loop	35030	6,405.34	\$105.34	6,300.00	\$ 630.00	\$105.34	\$ 735.34
921	Caitlin Loop	35028	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
917	Caitlin Loop	35027	6,405.34	\$105.34	6,300.00	\$ 630.00	\$105.34	\$ 735.34
920	Caitlin Loop	35026	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
913	Caitlin Loop	35024	15,505.49	\$105.49	15,400.00	\$ 1,540.00	\$105.49	\$ 1,645.49
912	Caitlin Loop	35023	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
905	Caitlin Loop	35021	10,605.34	\$105.34	10,500.00	\$ 1,050.00	\$105.34	\$ 1,155.34
904	Caitlin Loop	35020	6,405.49	\$105.49	6,300.00	\$ 630.00	\$105.49	\$ 735.49
1075	Caitlin Loop	35019	6,405.49	\$105.49	6,300.00	\$ 630.00	\$105.49	\$ 735.49
1074	Caitlin Loop	35018	6,405.34	\$105.34	6,300.00	\$ 630.00	\$105.34	\$ 735.34
1070	Caitlin Loop	35017	6,405.49	\$105.49	6,300.00	\$ 630.00	\$105.49	\$ 735.49
1066	Caitlin Loop	35016	6,405.34	\$105.34	6,300.00	\$ 630.00	\$105.34	\$ 735.34
1038	Caitlin Loop	35014	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
1034	Caitlin Loop	35013	15,505.34	\$105.34	15,400.00	\$ 1,540.00	\$105.34	\$ 1,645.34
TOTAL								\$ 23,025.15

Have a wonderful day.

Michelle Escribano

Code Compliance Specialist

Red Light Camera Specialist



Upward America Southeast Property Owner LP

Homes owned by this owner entity in Haines County:

904 Caitlin Loop
908 Caitlin Loop
912 Caitlin Loop
916 Caitlin Loop
920 Caitlin Loop
924 Caitlin Loop
928 Caitlin Loop
932 Caitlin Loop
936 Caitlin Loop
940 Caitlin Loop
944 Caitlin Loop
948 Caitlin Loop
952 Caitlin Loop
956 Caitlin Loop
960 Caitlin Loop
964 Caitlin Loop
974 Caitlin Loop
978 Caitlin Loop
982 Caitlin Loop
986 Caitlin Loop
990 Caitlin Loop
994 Caitlin Loop
998 Caitlin Loop
1002 Caitlin Loop
1030 Caitlin Loop
1034 Caitlin Loop

1038 Caitlin Loop

1042 Caitlin Loop

1046 Caitlin Loop

1050 Caitlin Loop

1054 Caitlin Loop

1058 Caitlin Loop

1062 Caitlin Loop

1066 Caitlin Loop

1070 Caitlin Loop

1074 Caitlin Loop

1055 Caitlin Loop

1059 Caitlin Loop

1063 Caitlin Loop

1067 Caitlin Loop

1071 Caitlin Loop

1075 Caitlin Loop

905 Caitlin Loop

909 Caitlin Loop

913 Caitlin Loop

917 Caitlin Loop

921 Caitlin Loop

925 Caitlin Loop

929 Caitlin Loop

933 Caitlin Loop

937 Caitlin Loop

969 Caitlin Loop

973 Caitlin Loop

977 Caitlin Loop

981 Caitlin Loop

985 Caitlin Loop

989 Caitlin Loop

993 Caitlin Loop

997 Caitlin Loop

1001 Caitlin Loop

1009 Caitlin Loop

1013 Caitlin Loop

1017 Caitlin Loop

1021 Caitlin Loop

1025 Caitlin Loop

1029 Caitlin Loop

CERTIFICATE OF AUTHORITY

The undersigned, being the Vice President of Upward America Southeast Property Owner, GP, LLC, a general partner of Upward America Southeast Property Owner, LP; the Vice President of Upward America Central Property Owner, GP, LLC, a general partner of Upward America Central Property Owner, LP; and the Vice President of Upward America Venture Subsidiary GP, LLC, a general partner of Upward America Southeast REIT TRS, LP and Upward America Central REIT TRS, LP (collectively, "**Property Owner**"), and having the authority to do so, without the consent or approval of any other person or entity, hereby represents, certifies and warrants as follows:

THR Property Management L.P., IH SFR PM LLC or Invitation Homes Realty LLC, and its officers and employees (collectively "**Property Manager**") manages certain rental and other real property owned by Property Owner and attached hereto as Exhibit "A" (the "**Residential Property**"). Property Manager is hereby authorized to execute and deliver:

(a) *Housing Authorities*: any and all documents that may be required, or that Property Manager, in its reasonable discretion, deems reasonably necessary or desirable, to enable applicants or residents to obtain housing assistance from private, local, state, or federal sources, as it relates to the Property.

(b) *Residential Lease Signing*: any residential lease that may be requested by Property Owner, and that Property Manager deems appropriate, in its reasonable discretion, in connection with the rental of any portion of the Property.

(c) *Lease enforcement*: any documents necessary to enforce any residential lease for a Residential Property including

(d) *Construction Agreements*: any and all documents that may be required, or that Property Manager deems reasonably necessary or desirable, in its reasonable discretion, to authorize permitting, construction and commencement, repair, inspection, or other property-related services at the Residential Property; including but not limited to HVAC repair, roof repairs, satellite and cable installations, and termite treatments.

(e) *HOA Communities*: communicate and act on Property Owner's behalf relating to any property owned by Property Owner, including, without limitation, to receive account information, to register and file documents with respect to property owned or professionally managed by Property Owner with any and all applicable authorities with jurisdiction over matters affecting such property, to allow access to any such property, and to take any other such actions deemed necessary and advisable by Property Manager with respect to matters relating to any HOA.

(f) *Municipalities*: any fines or fees assessed by a municipality related to property management including representing Property Owner at any municipal hearings.


In each case above, the signature of Property Manager shall be binding upon Property Owner for all purposes related thereto, and anyone dealing with the Property Owner shall be entitled to rely thereon without further inquiry; provided, however, that no authority is granted hereunder to take any action that would be adverse to the interests of the Property Owner or any of its officers, members, or affiliates.

The authorization granted to Property Manager herein shall remain in effect until the revocation by Property Owner of the authorization granted herein.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of August 14, 2024.


**UPWARD AMERICA SOUTHEAST
PROPERTY OWNER, LP,**

a Delaware limited partnership
By: Upward America Southeast Property
Owner GP, LLC,
a Delaware limited liability company
Its General partner

By: 
Dalton Gress, Vice President


**UPWARD AMERICA CENTRAL
PROPERTY OWNER, LP,**

a Delaware limited partnership
By: Upward America Central Property
Owner GP, LLC, a Delaware limited
liability company
Its General partner

By: 
Dalton Gress, Vice President


**UPWARD AMERICA SOUTHEAST
REIT TRS, LP,**

a Delaware limited partnership
By: Upward America Venture Subsidiary
GP, LLC,
a Delaware limited liability company
Its General partner

By: 
Dalton Gress, Vice President

**UPWARD AMERICA CENTRAL
REIT TRS, LP,**

a Delaware limited partnership
By: Upward America Venture Subsidiary
GP, LLC, a Delaware limited liability
company
Its General partner

By: 
Dalton Gress, Vice President

LIMITED POWER OF ATTORNEY

I, Dalton Gress, the Vice President of Upward America Southeast Property Owner, GP, LLC, a general partner of Upward America Southeast Property Owner, LP; the Vice President of Upward America Central Property Owner, GP, LLC, a general partner of Upward America Central Property Owner, LP; and the Vice President of Upward America Venture Subsidiary GP, LLC, a general partner of Upward America Southeast REIT TRS, LP and Upward America Central REIT TRS, LP (collectively, "**Property Owner**"), hereby authorize THR Property Management L.P., IH SFR PM LLC or Invitation Homes Realty LLC, and its officers and employees (collectively, "**Property Manager**") in its and their capacity as agent for Property Owner as its Attorney-In-Fact for the sole purpose of (a) making and terminating contracts with respect to any and all utilities (including electricity, gas, water, and waste management) for residential real property owned by Property Owner attached hereto as Exhibit "A" ("**Residential Property**"); (b) communicating with Conservice, LLC ("**Conservice**") to activate such utilities (until a resident takes occupancy of the applicable Residential Property) and to direct the billing therefore to be delivered to Conservice; and (c) obtaining utility account information for each Residential Property; provided, however, that no power is granted hereunder to encumber any Residential Property or take any action that would be adverse to the interests of Property Owner or any of its officers, members, or affiliates.

This Limited Power of Attorney shall remain in effect until revoked by Property Owner upon notice to Property Manager. The authority granted to the Attorney-in-Fact by this Limited Power of Attorney is not transferable to any other party or entity.

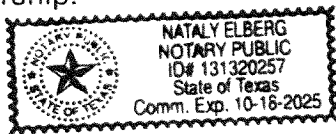
[signature pages follow]

UPWARD AMERICA SOUTHEAST PROPERTY OWNER, LP,
a Delaware limited partnership
By: Upward America Southeast Property Owner GP, LLC,
a Delaware limited liability company
Its General partner

By: *Dalton Gress*
Dalton Gress, Vice President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

This instrument was acknowledged before me on the 14 day of August, 2024, by Dalton Gress, the Vice President of Upward America Southeast Property Owner GP, LLC, a Delaware limited liability company, General Partner of UPWARD AMERICA SOUTHEAST PROPERTY OWNER, LP, a Delaware limited partnership, on behalf of said limited partnership.



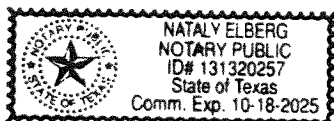
Nataly Elberg
Notary Public

UPWARD AMERICA CENTRAL PROPERTY OWNER, LP,
a Delaware limited partnership
By: Upward America Central Property Owner GP, LLC,
a Delaware limited liability company
Its General partner

By: *Dalton Gress*
Dalton Gress, Vice President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

This instrument was acknowledged before me on the 14 day of August, 2024, by Dalton Gress, the Vice President of Upward America Central Property Owner GP, LLC, a Delaware limited liability company, General Partner of UPWARD AMERICA CENTRAL PROPERTY OWNER, LP, a Delaware limited partnership, on behalf of said limited partnership.



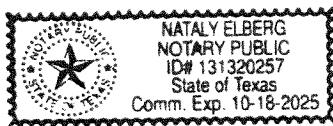
Nataly Elberg
Notary Public

UPWARD AMERICA SOUTHEAST REIT TRS, LP,
a Delaware limited partnership
By: Upward America Venture Subsidiary GP, LLC,
a Delaware limited liability company
Its General partner

By: *Dalton Gress*
Dalton Gress, Vice President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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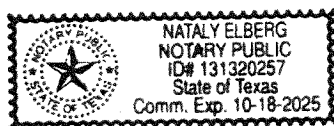
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By: Upward America Venture Subsidiary GP, LLC,
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Nataly Elberg
Notary Public

Exhibit "A"

Residential Property

Community Name	MSA
Beachwalk	Jacksonville
Carter's Paddock	Jacksonville
Gentle Woods	Jacksonville
Grove Point	Jacksonville
Highland Chase	Jacksonville
Layla's Place	Jacksonville
Oyster Creek	Jacksonville
Spartina Cove	Jacksonville
Estates at Lake Hammock	Orlando
Liberty Ridge	Orlando
Old Hickory	Orlando
Vineland Reserve	Orlando
Preston Estates	Southeast Florida
Tillman Lakes	Southeast Florida
Crane Landing	Southwest Florida
Greenwood Villas	Southwest Florida
Westport THs	Southwest Florida
Bryant Square	Tampa
Cypress Mill	Tampa
Darlington THs	Tampa
Hawks Glen	Tampa
Hawthorne Meadows	Tampa
Pravela	Tampa
Spencer Creek	Tampa
Bryant Meadows	Atlanta
Grove at Rosebud	Atlanta
Bridlewood Farms	Minneapolis
Calarosa	Minneapolis
Highlands of Falmoor Glen	Minneapolis
Laketown	Minneapolis
North Meadows CMA	Minneapolis
Pioneer Vista	Minneapolis
Sundance Greens	Minneapolis
Territorial Commons	Minneapolis
Willowbrooke	Minneapolis
Cameron Commons	Charlotte
Veronica Springs	Charlotte

422 38th Ave	Nashville
Vineyard Grove	Nashville
Bradshaw Crossing	Austin
Holly Street Townhomes	Austin
Branch Village	Dallas
Bridgewater	Dallas
Chamberlain Crossing	Dallas
Highbridge	Dallas
Sendera Ranch	Dallas
Sewell Ranch	Dallas
Country Colony	Houston
Delany Cove	Houston
Fountain Park	Houston
Newport	Houston
Palisades Park	Houston
Tavola	Houston
Arcilla Ridge	San Antonio
Glendale	San Antonio
Knox Ridge	San Antonio
Mission Del Lago	San Antonio
Paloma	San Antonio
Republic Meadows	San Antonio
Rosillo Creek	San Antonio
Silos	San Antonio
Southton Meadows	San Antonio
The Ridge at Salado Creek	San Antonio
Vista Point	San Antonio
Waterwheel	San Antonio
Willow View	San Antonio
C5	Southwest Florida
Caloosa Creek	Southwest Florida
Legend Lakes Townhomes	Chicago
Stonegate Townhomes	Chicago
Camden THs	Indianapolis
Roland Heights	Baltimore
Brick Yard Station	DC
Westside at Shady Grove	DC
Lighthouse Cove	Myrtle Beach
Hawkins Park	Greenville/Spartanburg
NorthView	Greenville/Spartanburg
O'Neal Village	Greenville/Spartanburg
Coopers Bluff	Myrtle Beach

Longview	Myrtle Beach
Cool Springs	Austin
Hutto Highlands	Austin
Orchard Ridge	Austin
Plum Creek	Austin
Sunset Oaks	Austin
Sutton Fields	Dallas
Balmoral Bungalow	Houston
Becker Fields	Houston
Becker Meadows	Houston
Fulton Station	Houston
Heritage Reserve	Houston
Lakes of Savannah	Houston
Magnolia Ridge	Houston
McCrary Meadows	Houston
Meridiana	Houston
Pinewood at Grand Texas	Houston
Sienna Plantation	Houston
Vanbrooke	Houston
Walnut Creek	Houston
Wooster Crossing	Houston
Medina Landing	San Antonio
Navarro Ranch	San Antonio
Rippon Landing	DC
