

## Florida Process for Resolving Disputes Between Neighbors

Speeding car? Neighbor's dog barking? Someone park on your lawn? A boat/camper/jet skis in the driveway? Disputes between homeowners may happen rarely in Hidden Hills, but when you have one, you should be aware of Florida's process for resolving such issues.

1. First, you should approach your neighbor in an informal, friendly manner and try to work out the issues.
2. Should that prove unsuccessful, you should send your neighbor a letter specifying your complaint, outlining what you feel should be done to correct the problem, and point out any provisions in the covenants and restrictions, or in Florida state law which address the subject.
3. Send a copy of this letter to Kingdom Management because you may need to register a formal complaint later if your neighbor refuses to resolve the problem.
4. If the issue persists, send Kingdom Management a letter, with a copy to your neighbor, asking the association to enforce the restrictions by whatever means are appropriate.
5. And, finally, if the dispute is significant or poses immediate harm or risk to your family or property, it may be a police matter. Contact JSO at (904) 630-0500 for non-emergency matters.

### ***When the issue is a legal matter...***

Witness an unlawful action such as speeding through the neighborhood? Your Homeowners' Association does not have the authority to arrest individuals or to enforce the law. That authority resides with the Jacksonville Sheriff's Office. Examples of the types of actions your HOA Board may take in upholding the law in Hidden Hills are limited to education and informational programs, awareness campaigns, signage, asking for cooperation from those whose actions negatively affect their neighbors, etc. This can include warning letters from Kingdom Management and requests to attend a hearing of the Board when such warnings are ignored.