



May 27, 2025

Department of Business & Professional Regulation

Division of Condominiums, Timeshare & Mobile Homes

2601 Blair Stone Road

Tallahassee, FL 32399-0791

Dear Ladies and/or Gentlemen:

Writing to you today as the President of The Tanglewood Home Owners Association, Inc. in Sebring, Florida.

Tanglewood is a mobile home park owned by HomeTown America Corp. of Chicago, located at 110 N Wacker Dr., Suite 4500, Chicago, Illinois 60606 with local management offices at 3000 Tanglewood Pkwy, Sebring, Florida 33872. This Sebring location mobile home park, (Tanglewood), has approximately 1100 homes.

Specifically today, I am writing to you to request assistance relative to our prospectus and two violations that have occurred recently relative to “storage buildings”. I will attach a copy of the prospectus section which directly relates to “storage buildings” and how they can be approved with certain minimum requirements.

I will try to be as concise as possible.

Our prospectus allows for homeowners within the park to have “a” storage building subject to it being no more than 300 square feet in size and the storage building is to be “firmly attached” or “an integral part of the carport or garage”.

Most of the homes inside Tanglewood already have storage buildings attached to their homes, carports or garages that comply with the requirements of the prospectus and we submit that any additional storage buildings would constitute a second storage building, not permitted, per the prospectus. This is the situation with both of the following homesites.

We have recently had two free standing storage buildings, approved by local management, one of which was never attempted to be attached and is installed, free standing, in the homeowner’s yard. The other shed, approved by management, has been slid “next to” the home but not “firmly attached” to the structure as per the legal definition of “firmly attached”, easily found in Black’s Law Dictionary and/or case law research. Within those resources, “Firmly attached” refers to a method of attachment that will make the structure a “fixture” which would cause damage to the other structure should it be removed.

The second storage building in question is within inches of the home but only attached by a “buffer board” that covers the space between the two structures.

Additionally, we would take exception to both structures as the prospectus clearly states that “a” (one) storage building can be approved and both of these homes already have storage buildings that comply with the prospectus. (See included photos)

Besides being the second storage building on these properties, the potential exists for their combined storage to exceed the prospectuses stated “300 square feet”.

Also, our prospectus calls for any approved storage buildings to obtain a county building permit, which we have determined was never done. We have filed complaints with Highlands County Building Department and submit that this oversight is another violation of the prospectus by local management, who is responsible for assuring that homeowners are adhering to the prospectus.

Addresses for the two non-compliant storage buildings are **XXX** Wilderness Circle (free standing storage building in yard) and **XXX** Kangaroo Court (storage building next to home) both Sebring, Florida. 33872. We have included photos from each site with this document.

We have met with local management when each of these storage buildings appeared and were told that they were approved by them and that they acknowledged the first one was a mistake on their part, and a clear violation of the prospectus, but wouldn’t have it removed and the second one they claim is compliant with the prospectus. Which we submit it is not.

We seek your division’s assistance through mediation and/or arbitration asap, especially since **XXX** Wilderness Circle is listed for sale and correction of this claimed violation will only be complicated by new owners.

The local management will not discuss these suspected violations with us anymore and has also advised that they will continue to allow additional storage buildings as they deem compliant.

Please feel free to contact me at your convenience for additional information.

Looking forward to your response.

Dave Dinger

Tanglewood HOA President

974 Kangaroo Court

Sebring, FL 33872

Enc.