

## Important Update on Fencing Hearing & Required Action

Dear Taracomo Homeowners,

We are writing to provide an important update regarding the recent county hearing related to fencing within our community.

Two weeks prior to the scheduled hearing, the county informed us of a new requirement: **ownership disclosures must be submitted for all units.** These disclosures must be completed, signed by all individual owners associated with each property, and notarized

For units owned by corporations, LLCs, or trusts, the county requires disclosure of the individual persons associated with those entities. This means supporting business or trust documents must be provided until the individual owners or authorized representatives are identified.

Given the short notice, we requested a deferral because two weeks was not enough time to gather and complete these documents. Per the county's guidance, this request had to be made during the hearing itself. We are pleased to share that an extension was granted. **We now have until June 1, 2026, to collect all required disclosures.**

This extension gives us a critical window to complete this process, but time is of the essence, and we need full cooperation from all homeowners.

### Why This Matters

If this requirement is not completed, our community may face the following consequences:

- The county may refuse to move forward with rezoning, which would make the fences non-compliant.
- If the fences remain non-compliant, all units may be required to remove their fences before the recertification process is finalized.
- If all fences are not removed by the recertification deadline, the community may be fined, and a lien may be placed against the association.
- The county may also move forward with enforcement requiring the planting of additional trees, which would create an added cost to the community.

**Our goal is to secure approval so that each homeowner can properly permit, maintain, and repair their fence. Without rezoning, this will not be possible.**

### Next Steps

Please review the attached example for completing the disclosure form. Begin gathering the required signatures immediately and ensure your form is fully completed and notarized.

To support you in this process, we will host two in-person sessions at the clubhouse where a notary will be available to assist residents who need help completing their forms:

**Thursday, May 14, 2026**

**6:00 PM – 9:00 PM**

**Saturday, May 16, 2026**

**9:00 AM – 12:00 PM**

Residents may also come to our office Monday through Thursday from 9:00 AM to 3:00 PM for assistance.

### What You Will Need

Please bring or provide the following:

- The completed disclosure form, signed by all unit owners and notarized **(or we will notarize for you, but all parties must be present.)**
- A copy of your driver's license
- If the unit is owned by a corporation, LLC, or trust, all required business or trust documents showing the individuals associated with the entity

We understand this is an added burden, but it is a necessary step to protect our community's ability to maintain fencing. Your prompt attention and cooperation are essential.

Thank you for your time and commitment to our community.

Sincerely,

Taracomo Townhomes HOA and Management Company

## Actualización Importante sobre la Audiencia de Cercas y Acción Requerida

Estimados propietarios de Taracoma,

Les escribimos para proporcionar una actualización importante sobre la reciente audiencia del condado relacionada con las cercas dentro de nuestra comunidad.

Dos semanas antes de la audiencia programada, el condado nos informó sobre un nuevo requisito: se deben presentar **divulgaciones de propiedad para todas las unidades**. Estas divulgaciones deben estar completas, firmadas por todos los propietarios individuales asociados con cada propiedad y **notarizadas**.

Para las unidades que son propiedad de corporaciones, LLC o fideicomisos, el condado requiere la divulgación de las personas individuales asociadas con dichas entidades. Esto significa que se deben proporcionar documentos comerciales o del fideicomiso que identifiquen a los propietarios individuales o representantes autorizados.

Dado el corto plazo, solicitamos un aplazamiento, ya que dos semanas no eran suficientes para recopilar y completar estos documentos. Según las indicaciones del condado, esta solicitud debía realizarse durante la audiencia. Nos complace informar que se nos concedió una extensión. **Ahora tenemos hasta el 1 de junio de 2026 para recopilar todas las divulgaciones requeridas.**

Esta extensión nos brinda una ventana crítica para completar este proceso, pero el tiempo es limitado y necesitamos la cooperación total de todos los propietarios.

### Por Qué Esto Es Importante

Si no se cumple con este requisito, nuestra comunidad puede enfrentar las siguientes consecuencias:

- El condado puede negarse a avanzar con la rezonificación, lo que haría que las cercas no cumplan con la normativa.
- Si las cercas permanecen en incumplimiento, todas las unidades podrían verse obligadas a retirar sus cercas antes de finalizar el proceso de recertificación.
- Si todas las cercas no se retiran antes de la fecha límite de recertificación, la comunidad podría ser multada y se podría imponer un gravamen (lien) contra la asociación.
- El condado también podría hacer cumplir el requisito de plantar árboles adicionales, lo que generaría un costo adicional para la comunidad.

Nuestro objetivo es obtener la aprobación necesaria para que cada propietario pueda **permitir, mantener y reparar adecuadamente su cerca**. Sin la rezonificación, esto no será posible.

### Próximos Pasos

Por favor, revise el ejemplo adjunto para completar el formulario de divulgación. Comience a recopilar las firmas necesarias de inmediato y asegúrese de que el formulario esté completamente llenado y notarizado.

Para apoyarlos en este proceso, organizaremos dos sesiones presenciales en la casa club, donde habrá un notario disponible para asistir a los residentes que necesiten ayuda para completar sus formularios:

**Jueves, 14 de mayo de 2026**

**6:00 PM – 9:00 PM**

**Sábado, 16 de mayo de 2026**

**9:00 AM – 12:00 PM**

Los residentes también pueden acudir a nuestra oficina de Lunes a Jueves de 9:00 a.m. a 3:00 p.m. para recibir asistencia.

### **Lo Que Necesitará**

Por favor traiga o proporcione lo siguiente:

- El formulario de divulgación completo, firmado por todos los propietarios de la unidad y notariado (o se lo Podemos notarizar aquí pero todas las personanas tienen que venir.
- Una copia de su licencia de conducir
- Si la unidad es propiedad de una corporación, LLC o fideicomiso, todos los documentos comerciales o del fideicomiso que identifiquen a las personas asociadas con la entidad

Entendemos que esto representa un esfuerzo adicional, pero es un paso necesario para proteger la capacidad de nuestra comunidad de mantener sus cercas. Su pronta atención y cooperación son esenciales.

Gracias por su tiempo y compromiso con nuestra comunidad.

Atentamente,

**Asociación de Propietarios de Taracomo Townhomes y Compañía de Administración**

Original



**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

**CORPORATION NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

**TRUST/ESTATE NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

**PARTNERSHIP OR LIMITED PARTNERSHIP NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SAMPLE FOR INDIVIDUAL OWNER**

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Carlos Javier Garcia & Caridad Fulladosa

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
<u>Marco Rubio 13771 SW 84 St, Unit A, Miami Fl 33183</u>	<u>50%</u>
<u>Maria Perez 13771 SW 84 St, Unit A, Miami Fl 33183</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Date of contract: May 02, 2022

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:    
(Applicant)

Sworn to and subscribed before me this 10 day of May, 2026. Affiant is personally known to me or has produced drivers license M04-954-09-5049 as identification.  
M09-309-49-3939



  
y Public)

My commission expires 1/1/2028

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entitles, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

**CORPORATION NAME:** Realty Empire Corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Julio Estrada 1234 SW 56 ST Miami, FL 33183</u>	<u>25%</u>
<u>Celia Cruz 789 E 10 St Weston, FL 33183</u>	<u>25%</u>
<u>Juan Pepe Moreno 22 North Maple Rd Athens, GA</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

**TRUST/ESTATE NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entitles, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

**PARTNERSHIP OR LIMITED PARTNERSHIP NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**SAMPLE FOR CORPORATION OWNER**

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

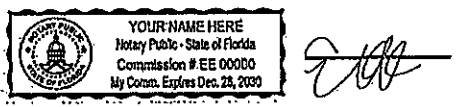
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:                     *J. Estrada*                    *Chris Cruz*                    *Justin Harris*                    \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 10 day of May, 2026. Affiant is personally known to me or has produced drivers license J093-434-9-034 as identification.  
C03-029-4-039  
J03-029-2-039



My commission expires 1/1/2028

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**SAMPLE FOR TRUST OWNER**



**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Jacobo Family Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Jacobo Jimenez 123 Beach Way, Nassau, New Providence, The Bahamas</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SAMPLE FOR TRUST OWNER**

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 10 day of May, 2026. Affiant is personally known to me or has produced drivers license J49-353-049-54 as identification.

 YOUR NAME HERE  
Notary Public - State of Florida  
Commission # EE 00000  
My Comm. Expires Dec. 23, 2029

9/10/26  
\_\_\_\_\_  
(Notary Public)

My commission expires 1/1/2028

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.