

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION

ADAM T. BLACK and
BRITTANY N. BLACK,

Petitioners,

v.

CASE NO. 2024CA001411CAAXWS

STARKEY RANCH MASTER PROPERTY
OWNER’S ASSOCIATION, INC., a Florida
corporation

Respondent.

_____ /

**AFFIDAVIT OF RYAN HODGES IN SUPPORT OF RESPONDENT’S RESPONSE
IN OPPOSITION TO PETITIONER’S MOTION FOR SUMMARY JUDGMENT**

STATE OF FLORIDA)
)ss
COUNTY OF Hillsborough)

1. I, Ryan Hodges, am a resident of the Starkey Ranch Community, located in Pasco County, Florida, am over the age of 18, and I have personal knowledge of the facts herein and based upon such knowledge make the following statements.

2. I am and have been at all times relevant hereto a member of the Covenants Enforcement Committee (the “CEC”) for the Starkey Ranch Master Property Owner’s Association, Inc. (the “Association”).

3. Adam T. Black and Brittany N. Black (the “Homeowners”) are the owners of the Property located at 2563 Murray Pass.

4. On March 26, 2024, Ms. Brittany Black appeared before the CEC as a result of an exterior modification with a denied application relative to a roof extension.

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LAW OFFICES
BECKER & POLIAKOFF
TOWER PLACE • 1511 N. WESTSHORE BLVD., SUITE 1000 • TAMPA, FL 33607
TELEPHONE (813) 527-3900

5. The Homeowners received a violation on or about November 2023 for insulated roof panels that were in plain view.

6. At the March 26, 2024, meeting of the CEC, Ms. Black claimed that she requested a photo of the violation, and it took several weeks to obtain.

7. She further stated that upon requesting the geotag of the photograph relative to the violation, it appeared to have been taken *after* the violation notification date.

8. Ms. Black stated that in her opinion, she only received the violation because, “a resident snitched.”

9. The Homeowners’ property is located in an interior lot in the Homestead community (second from the corner).

10. Ms. Black stated at the March 26, 2024, meeting of the CEC, that she, “Was told the reason the violation came about was because they saw my insulated roof panels on a prior application that I submitted,” and claimed this to be false.

11. Ms. Black stated that she had posted the completed (non-approved) work on the neighborhood residents’ page to promote the small business owner that had performed the work.¹

12. After Ms. Black was informed of the violation by the Association, Ms. Black went through the process of submitting all necessary documentation to the ARC.

13. Upon reviewing the application by the ARC, Ms. Black was provided a written denial from the ARC on December 18, 2023.

14. The reason for the denial was that the Association’s Design Guidelines do not allow for insulated roof extensions.

¹ The referenced Residents Page is considered a public domain and can be viewed by any approved individual in the community.

15. According to Ms. Black, she does not think that she was required to submit an application because the roof is contained within her screen enclosure, which she considers “inside her dwelling.” She further contends that the space inside her residential dwelling is protected, by law, and the HOA cannot enforce what she does on the inside of her residential dwelling.

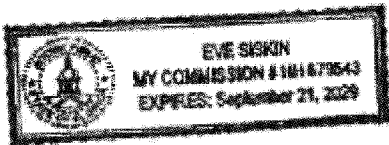
16. Ms. Black was asked by the CEC in the March 26, 2024, meeting, if the contractor used was licensed, registered, and insured, to which she responded “yes” however, there was no documentation provided to confirm this.

17. Ms. Black was also asked in the March 26, 2024, meeting of the CEC, if permits were pulled through Pasco County for the work to which she responded that she was told by the contractor that the permits were pulled but she never saw any documentation confirming this or confirming that permits were obtained at all.

18. The information contained in this affidavit is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

BEFORE ME, the undersigned authority, personally appeared **Ryan Hodges**, Association President, this 18th day of November, 2025, by means of physical presence or online notarization. Affiant is personally known to me or produced _____ as identification and who, after being duly sworn, acknowledges before me that the statements contained in the following affidavit are within their personal knowledge and are true and correct.





RYAN HODGES, Affiant's Signature



NOTARY PUBLIC, STATE OF FLORIDA

Eve Siskin

Printed Name of Notary Public

My Commission Expires: September 21, 2029