



CASE NO. NOH - 12-79

RECEIVED
JUL 07 2026
Village of Wellington
Code Compliance Division

REQUEST FOR REDUCTION OF LIEN

**IF THE PROPERTY IS NOT IN COMPLIANCE, THE VILLAGE COUNCIL WILL NOT
CONSIDER A REQUEST FOR REDUCTION.**

INSTRUCTIONS: Please fill in all of the pages of this form completely. Be specific when writing your statement. This form must be signed by the applicant and requires notarization. Please return this form to the Clerk of the Special Magistrate at 12300 Forest Hill Boulevard, Wellington, FL 33414. You will be notified of the Village Council's decision. If you are claiming medical or financial hardship, attach supporting documentation (i.e. a doctor's statement or proof of income). If you have any questions, please call the Clerk of the Special Magistrate at (561) 753-2565.

Please note this reduction request is not a rehearing of the code compliance action or the Special Magistrate's previous orders but a review to determine if there were intervening matters that prevented the timely compliance of the violation, and/or the financial ability of the property owner to pay the full amount of the Lien.

Costs incurred by Wellington in the prosecution of a code compliance action and fees assessed in Wellington abatement actions are ineligible for reduction.

The Village Council will consider requests for reduction of fine only one time for each case. The Village Council's decision shall be the final action on the case.

Property Owner's Name JORGE RAMOS

Property Address 13492 EXOTICK LN WELLINGTON FL 33414

Property Owner's Email OUTSTANDING@6MAIL.COM

Daytime telephone number 954-592-3780

Hardship claimed? ☐ medical ☒ financial ☒ other (specify) MISS COMMUNICATION

If the property owner is unable to complete this form, list the name of the person who is authorized to act for the property owner and their relationship. Attach a notarized affidavit from the property owner authorizing the representation.

Name _____ Relationship _____

Complete statements on pages 2-3 and provide a notarized signature on page 4. You should include the reasons why you did not comply with the Special Magistrate's Original Order within the time specified.

1. Explain how you have attempted to cooperate with Wellington personnel to achieve compliance of the Special Magistrate's Order.

I WAS never notified of any open case or order from the Special Magistrate, as soon as I learned about it, I reached out to Wellington Code Compliance to cooperate and understand what was needed

2. Did you or your representative appear at the Special Magistrate's previous hearing(s) concerning this matter? YES ☐ NO ☒

If no, please state the specific reasons why you did not appear at the hearing(s) and whether you notified Wellington personnel of the fact that you would not be present.

I WAS NOT NOTIFIED OF THE HEARINGS, SO I WAS UNAWARE THE MATTER WAS SCHEDULED

3. Have you ever been (previous to this case) found by the Special Magistrate/Code Enforcement Board to be in violation of the Code, which is the subject matter of the present case?

YES ☒ NO ☐ If yes, please explain what your response to the previous violation was.

A COUPLE OF YEARS AGO THERE WAS A ISSUE WITH THE ROOF and EARLY THIS YEAR THERE WERE VIOLATIONS REGARDING PAINT and ADD TREES TO THE PROPERTY THOSE WERE ALL CORRECTED AT THE TIME AND I WAS NOT AWARE OF ANY ONGOING CASE FROM THOSE MATTERS

4. Do you claim a homestead exemption on the property that is the subject of this case?

YES ☐ NO ☒

5. Were you the owner of the property at the time the Code Enforcement case against the property began? YES ☐ NO ☒ If no, did you become aware of the Code Enforcement proceedings, Order, or Lien prior to recording title to the property?

MY MOTHER WAS THE OWNER OF RECORD WHEN THE CODE ENFORCEMENT PROCESS BEGAN BUT I HAVE ALWAYS MANAGED THE PROPERTY. I RECEIVED TITLE BY QUITCLAIM DEED THREE YEARS AGO. I WAS NOT AWARE OF THIS PARTICULAR CASE UNTIL NOW.

6. What other liens exist against the property which is the subject matter of this Special Magistrate's case?

MORTGAGE HELD BY CACE AND A LINE OF CREDIT

7. Has the property been abandoned? YES ☐ NO ☒

8. Is the property in need of rehabilitation? YES ☐ NO ☒ If yes, explain.

9. Is Wellington's lien interfering with the sale or rehabilitation of the property or will the lien prevent the property from being conveyed to a new owner? YES ☐ NO ☒

10. Provide your suggestion for an amount you would like the lien reduced to

\$ 1'000.00 .

In a statement below, please provide your justification for requesting the lien reduction.

I RESPECTFULLY REQUEST THAT THE LIEN BE REDUCED TO \$1,000.00. I WAS UNAWARE OF THIS CODE ENFORCEMENT CASE UNTIL RECENTLY EVEN THOUGH I HAVE ALWAYS MANAGED THE PROPERTY. PREVIOUS VIOLATIONS WERE CORRECTED AT THE TIME, DUE TO CURRENT FINANCIAL DIFFICULTIES, I AM UNABLE TO PAY THE FULL AMOUNT, I AM COMMITTED TO RESOLVING THIS MATTER AND REQUEST YOUR UNDERSTANDING AND CONSIDERATION FOR THIS REDUCTION.

THANK YOU.

Signature Page, Notarization Required

I, JORGE RAMOS, do hereby submit this petition in request for a reduction in the lien imposed and in support offer the following statement;

Date: JUNE 30 2026

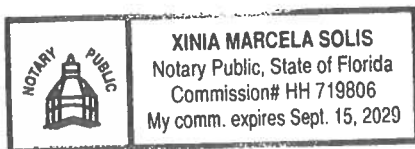
Signed: [Signature]

Printed Name: JORGE RAMOS

STATE OF Florida

COUNTY OF Collier

The foregoing instrument was sworn to (affirmed), subscribed, and acknowledged before me **by means of** ☐ **physical presence or** ☒ **online notarization**, this 30 day of June, 2026(year), by Jorge Ramos (name of person making statement), who is personally known to me or has produced Florida DL (type of identification) as identification.



[Signature]
Notary Public

Xinia Marcela Solis
Printed Signature

My Commission Expires: Sept 15, 2029