



August 10, 2026

Villas of Spanish Springs Condo Owners Assn, Inc.
12 Buildings - 47 Units
Avenida De Las Casas
Lady Lake, FL 32159

To Whom It May Concern,

Your property is equipped with a fire sprinkler life safety system.

By way of this letter, Wayne Automatic Fire Sprinklers, Inc. acknowledges that it installed the fire sprinkler system in the project of the Villas of Spanish Springs in accordance with the National Fire Protection Association Code that was applicable at the time of installation. Wayne Automatic Fire Sprinklers Inc. is not responsible for any alterations/modifications after the final inspection in the year 1999. Please note, the fire sprinklers were installed in all living areas including the walk in closets, bathrooms and garage area.

You may be happy to know that you are entitled to a homeowner's insurance policy premium reduction based on your home is protected with a fire sprinkler system. Florida Statutes, 627.054, states that a premium discount be provided for any building, residential or commercial, if it contains a fire sprinkler system installed in accordance with a nationally accepted fire sprinkler design standards. Please forward this letter to your homeowner insurance agent.

Please be aware the NFPA 13R standard, specifies that it is the Property Owner's responsibility to properly maintain the fire sprinkler system after the date of occupancy of the building. Should you want to access NFPA 13R for information, the website is www.NFPA.org.

If you have, any questions or concerns please feel free to contact your Home Owners Association Management team.

Sincerely,

A handwritten signature in cursive script that reads 'Carrinette Wallace'.

Carrinette Wallace
Administrative Assistant

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court, Ocoee, FL 34761(407) 656-3030

FIRE SPRINKLER **DO'S & DON'TS**

Congratulations, you will be pleased to know that your residence is equipped with a fire sprinkler system. This system decreases the risk of injury by fire, conserves water, diminishes the demand on fire fighting personnel and may even lower your insurance rates.

Fire sprinklers have been installed in buildings since 1898. In 1980, they became available for residential use. Jurisdictions that require sprinklers in homes report that there have been zero fire deaths within homes protected by a fire sprinkler system.

A common myth associated with fire sprinklers is that if one sprinkler head activates, all the heads in the building activate. This is not true. Fire sprinklers are activated by heat from a fire. "Each" sprinkler head has a link or bulb that releases at a certain temperature allowing water to flow from the head. Most residential fires are extinguished with just one fire sprinkler head.

Fire sprinklers conserve water and fire department resources. Fires in sprinkled buildings require one-tenth the amount of water and about one half the number of firefighters and apparatus. In most instances, occupants near the fire do not need to be rescued and occupants in other areas of the building often do not need to evacuate, further reducing the demand on responding firefighters.

Because you are living in a fully sprinkled building, insurance companies should give you a discount on your rates. Call your insurance company for further details.

Here are some helpful tips that will keep your fire sprinkler system operational:

Do not hang or attach anything to the fire sprinkler head.

Do not block the fire sprinkler head by hanging or storing anything near the sprinkler head that would block the spray.

Do not paint the fire sprinkler head. A painted head must be replaced.

Do not apply any type of cleaning solvent to the fire sprinkler head.

Hopefully you will never need the fire sprinkler system, but you should feel better knowing that it is there and waiting to put out a fire.