

# Third District Court of Appeal

State of Florida, July Term, A.D. 2011

Opinion filed October 5, 2011.

Not final until disposition of timely filed motion for rehearing.

---

No. 3D10-3177

Lower Tribunal No. 09-56661

---

**James A. Marsee and Lila De Puch-Marsee,**  
Appellants,

vs.

**Hidden Oaks Homeowners Association, Inc.,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Barbara Areces,  
Judge.

Becker & Poliakoff and Lilliana M. Farina-Sabogal, for appellants.

Halpern Rodriguez, Marc Halpern and Anouk M. Villegas, for appellee.

Before WELLS, C.J., and SUAREZ and SALTER, JJ.

PER CURIAM.

Affirmed.