

## **Heritage Cove II Homeowners Association, Inc.**

### **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**2022**

**Q: What are my voting rights in the condominium association?**

**A:** Each unit is entitled to one vote. If the unit is owned by jointly by more than one natural person, the lot vote may be cast by any of the record owners. There are 106 units within Heritage Cove Homeowners Association, Inc. Please refer to the Bylaws of the Association for further voting information.

**Q: What restrictions exist in the Homeowners Association documents on my right to use my unit?**

**A:** Each living unit shall be occupied by only one family and its temporary guests at any time, as a residence and for no other purpose. Two (2) commonly accepted household pets such as a dog or cat, and a reasonable number of tropical fish or caged birds are permitted and subject to reasonable regulation by the Community Association or the Association. Pickup trucks are prohibited unless parked within an enclosed structure (garage).

**Q: What restrictions exist in the condominium documents on the leasing of my unit?**

**A:** No living unit may be leased or rented for a term of less than thirty (30) consecutive days. No pets are allowed. A fully executed copy of the lease must be submitted to the Association not less than three (3) days before the beginning of the lease. Also, required is submittal of a Transfer of Membership form for the Heritage Cove Community Association along with required \$100 fee.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

**A:** The Annual Assessment is due and payable January 1 of each year. The 2022 Annual Assessment is \$61.25 per lot.

**Q: Do I have to become a member in any other association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?** Yes, Heritage Cove Community Association. Each unit is entitled to one vote which is cast by the Association's Voting Representative. There is an Annual Assessment due and payable January 1 of each year. The 2022 Annual Assessment is in the amount of \$2614 per lot. There is a \$1000 Capital Contribution that is due and payable upon closing of a sale of a unit.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

**A:** NO.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it face liability in excess of \$10,000? If so, identify each such case.**

**A:** NO.

\*Prospective Purchasers should refer to the Association Documents, Articles of Incorporation, Declaration Bylaws, Rules and Regulations for other Heritage Cove I Homeowner Association and Community information. The noted can be found on the Heritage Cove Website [heritagecove55.com](http://heritagecove55.com)