

Heritage Cove Community Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

2025

- Q: What are my voting rights in the Community association?**
A: Each unit is entitled to one vote. If the unit is owned by more than one person, those persons shall designate one amongst themselves as the voting representative entitled to cast their unit's vote at any meeting of the Unit Owners.
- Q: What restrictions exist within the Community Association on my right to use my unit?**
A: There are numerous restrictions on the use of your unit, which include limitations on: use of a residence, alterations, use of common elements, nuisance, and illegal uses. Refer to the Heritage Cove Community Association Documents for details pertaining to the Community Association. Please refer to your Neighborhood Covenants for restrictions that are specific to the same.
- Q: What restrictions exist in the Community Association documents on the leasing of my unit?**
A: Unit owners must submit a Transfer of Use application to the Community Association prior to leasing their unit and prior to tenant occupancy. There is a \$100 fee payable to the Community Association for each lease transaction. No living unit may be leased or rented for a period less than thirty (30) days. Neighborhoods may establish stricter standards, please refer to the Neighborhood Covenants for the same.
- Q: How much are my assessments to the Community Association for my unit type and when are they due?**
A: The unit assessment to the Community Association is collected annually. Due and Payable January 1 of each year. The 2025 Annual Assessment is \$3,425.00.
- 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?**
A: Yes, you will have to become a member of the Neighborhood Association where you are purchasing a unit. For information regarding your Neighborhood Association please contact the current Property Management Company contracted by the Neighborhood Association.
- 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 Community 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.