

THE VILLAS 1 AT HERITAGE COVE ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

2025

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

A: There are 48 units in The Villas I at Heritage Cove Association, Inc. and the owner of each unit has one (1) indivisible vote which may be cast in all matters which require a vote of the owners. Voting rights and procedures are described in Section 2 of the Bylaws of the Association.

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

A: Each unit is restricted to residential single-family use. An owner may keep no more than two small pets, of a normal domesticated household type (such as two dogs, or one cat, one dog or two cats), and fish or caged birds. The restrictions on unit use are found in Section 11.14 of the Declaration.

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

A: Written notice in advance to the Association of all leases is required. The minimum lease term is 90 days. The maximum number of overnight occupants of a leased unit is 6 persons, and no pets are allowed in leased units. Other leasing restrictions are found in Section 11 of the Declaration.

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

A: Quarterly assessments based on the Association's annual budget are due on the first day of January, April, July and October. The assessments are \$1,300.00 per quarter for 2025.

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? Each unit owner is required to be a member of Heritage Cove Community Association, Inc. Each unit owner has one vote in the Community Association's affairs, but all the votes of unit owners in this Association are cast by the Association's Voting Representative. The annual assessment is payable by each unit owner directly to heritage Cove Community Association in the amount of \$3,425.00 for calendar year 2025 and is on the first day January, 2025. 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 association involved in any court cases in which it face liability in excess of \$100,000? If so, identify each such case.

A: NO.

*Prospective Purchasers should refer to the Association Documents, Articles of Incorporation, Declaration of Condominium, Bylaws, Rules and Regulations and other Community information. The noted can be found on the Heritage Cove Website heritagecove55.com