Heritage Cove II Homeowners Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

2026

Q: What are my voting rights in the homeowner's 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 II 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.

Q: What restrictions exist in the homeowners' documents on the leasing of my unit?
A: No Living Unit may be leased or rented for a term of less than ninety (90) consecutive days. No Living Unit may be leased or rented more than three (3) times in any calendar year. 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 maintenance fees to the homeowner's association for my lot and when are they due?
A: The Annual Maintenance fee is due and payable January 1 of each year. The 2026 Annual Maintenance fee is $85.00 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 2026 Annual Assessment is in the amount of $3,295.00 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 homeowners 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 II Homeowner Association and Community information. This information can be found on the Heritage Cove Website: heritagecove55.com