



Date Stamp

# The Shores at Berkshire Lakes Master Homeowner’s Assoc, Inc. Sales Checklist

Dear Prospective Owner,

Please submit the following for approval to purchase in The Shores at Berkshire Lakes:

- \_\_\_\_\_ Signed Application Checklist
- \_\_\_\_\_ Completed Application to Purchase
- \_\_\_\_\_ \$100 Non-refundable Application Fee – Payable to **Anchor Associates**
- \_\_\_\_\_ Completed Pet Registration form and supplements *(if applicable)*
- \_\_\_\_\_ Completed Background & Credit Check Authorization
- \_\_\_\_\_ Non-refundable Background Check Fee \$50 per adult (\$75 international) payable to **Anchor Associates for each adult over the age of 18**
- \_\_\_\_\_ Copy of current government issued photo ID for each adult over 18
- \_\_\_\_\_ Completed Directory and Email Consent
- \_\_\_\_\_ Completed Home Watch and Emergency Contact
- \_\_\_\_\_ Sales Contract with applicable condo/HOA disclosure(s)
- \_\_\_\_\_ \$750 Capital Contribution payable to **The Shores** – can be paid at closing

Unit Address \_\_\_\_\_

Title Company \_\_\_\_\_ Phone # \_\_\_\_\_

Missing or incomplete information will result in the delay of processing your application. Complete application **MUST** be received 20 days prior to occupancy.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

If you have any questions please contact Anchor Associates at 239-649-6357 or applications@anchormanagers.com.

Thank You,  
Anchor Managers

# The Shores at Berkshire Lakes Master Homeowners Association, Inc. Application for Approval to Purchase

Date Stamp

I/we hereby apply for approval to purchase \_\_\_\_\_  
 in The Shores at Berkshire Lakes with closing scheduled for \_\_\_\_\_, 20\_\_\_\_\_.

**PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:**

**APPLICANT INFORMATION**

Last Name		First	Middle
Home Address			Apartment/Unit #
City		State	ZIP
Phone #	Cell #	Other Phone #	
Email Address			
Employer		Employer's Phone #	

**APPLICANT INFORMATION**

Last Name		First	Middle
Home Address			Apartment/Unit #
City		State	ZIP
Phone #	Cell #	Other Phone #	
Email Address			
Employer		Employer's Phone #	

**OCCUPANTS**

*Please list the name, relationship and date of birth of all occupants not listed above who will be living in this unit.*

Full Name	Relationship	Date of Birth

**UNIT USE**

I/we am purchasing this unit with the intention to:

\_\_\_\_\_ Reside on Full-Time Basis      \_\_\_\_\_ Reside on Part-Time Basis      \_\_\_\_\_ Lease the Unit

**REFERENCES**

**Please list two references.**

Name	
Address	Phone ( )
Name	
Address	Phone ( )

**VEHICLES**

**No commercial or recreational vehicles or trucks are permitted unless kept in the garage at all times.**

Year	Make	Model	License plate #	State
Year	Make	Model	License plate #	State

**DISCLAIMER AND SIGNATURE**

**In order to facilitate consideration of this application, I/we, the applicant(s), represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval.**

**I/we have received, read and understand the Declaration and the Rules and Regulations of The Shores at Berkshire Lakes Master Homeowner's Assoc, Inc. and will comply.**

Signature	Date
Signature	Date

**Return this request to:**  
 The Shores at Berkshire Lakes Master Homeowner's Assoc, Inc.  
 c/o Anchor Associates, Inc.  
 3940 Radio Road, Suite 112  
 Naples, Florida 34104  
 (239) 649-6357 phone  
 (239) 649-7495 fax  
[applications@anchormanagers.com](mailto:applications@anchormanagers.com)



**APPLICATION APPROVAL**

_____ Approved	_____ Date
_____ Disapproved	By: _____
	_____ Board Officer or Director



Date Stamp

# BACKGROUND & CREDIT CHECK AUTHORIZATION

The Association has the right to perform background and credit checks on all applicants. By completing this authorization form, I give Anchor Associates, Inc. the right to administer a background and credit check as a part of the application approval process. Include with this form a non-refundable check made out to Anchor Associates. Each background and credit check is a non-refundable \$50 per adult for US Citizens and \$75 per person for Foreign National. Include a state or government issued photo ID.

**Print all information neatly and legibly.**

Applicant Name \_\_\_\_\_

DOB \_\_\_\_\_ Social Security # \_\_\_\_\_

NIN # \_\_\_\_\_ Passport # \_\_\_\_\_

Current Address \_\_\_\_\_

Previous Address \_\_\_\_\_

Applicant Name \_\_\_\_\_

DOB \_\_\_\_\_ Social Security # \_\_\_\_\_

NIN # \_\_\_\_\_ Passport # \_\_\_\_\_

Current Address \_\_\_\_\_

Previous Address \_\_\_\_\_

By signing this form I agree that the information provided is correct and to administer a background and credit check.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**\*FAX OR E-MAIL COMPLETED FORM**



Date Stamp

Main Office:  
3940 Radio Road, Suite 112, Naples, FL 34104  
(855) 649-6357 phone • (888) 210-6001 fax  
www.anchormanagers.com

## Agreement for Pre-Authorized or ACH Payments

**Association Name:** \_\_\_\_\_

I/we hereby authorize the "Association" and Anchor Associates, Inc., to initiate debit entries in the amount of my Association assessment from my account indicated below. I also authorize the Financial Institution named below to debit same to such account.

**Financial Institution Name:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Transit/ABA No:** \_\_\_\_\_ **Account No:** \_\_\_\_\_

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first (1<sup>st</sup>) and tenth (10<sup>th</sup>) of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$25.00 administrative fee.

### A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.

**Important Note:** Automatic debit payments will begin on the next period after receipt of this form.

**Name(s):** \_\_\_\_\_ **Home Phone:** \_\_\_\_\_

**Unit Address:** \_\_\_\_\_ **Alt Phone:** \_\_\_\_\_

**Mailing Address (if different):** \_\_\_\_\_  
Street Address City State Zip

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Anchor Associates, Inc.**

3940 Radio Road, Suite 112  
Naples, Florida 34104  
(239) 649-6357, phone (239) 649-7495, fax  
admin@anchormanagers.com

Date Stamp

# Owner Information Update

**Owner Name:** \_\_\_\_\_

**Community Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Alternate Address (if applicable):** \_\_\_\_\_

**Contact Numbers:** \_\_\_\_\_

*Phone Number*

*Phone Type*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Phone Type*

\_\_\_\_\_  
*Phone Number*

\_\_\_\_\_  
*Phone Type*

**Email Address(es):** \_\_\_\_\_

By signing this consent, I/we authorized the Association to print the completed information any applicable Community Directory and send correspondence and/or official notices via e-mail:

- All       Invoices Only       Directory       None

**HOME WATCH**

Name of Home Watch: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**EMERGENCY CONTACT** - Please provide the Association with a contact person in case of an emergency.

Emergency Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I/We occupy this residence:  Full-time     Part-time/2<sup>nd</sup> Home     Investment/Rent it out

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Please return to Anchor Associates, Inc. at  
3940 Radio Road, Suite 112, Naples, FL 34104  
Fax(239)649-7495 -or- Email admin@anchormanagers.com

# ASSOCIATION PET REGISTRATION

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

## OWNER INFORMATION

Name(s)

Community Name

Address

## PET INFORMATION

Name

Date of Birth

Sex

Weight

Species

Breed

Primary Color

Secondary Color  
*(if applicable)*

License #

Expiration Date

County/State

Rabies Vaccination Date

Microchip #  
*(if applicable)*

## PHOTO IDENTIFICATION

*Please provide a picture of your animal attached in the space below.*

**VETERINARIAN INFORMATION**

Name		
Address		
City	State	ZIP
Phone #	Fax #	

**DISCLAIMER AND SIGNATURE**

I/we represent that the above information is factual and correct and agree that any falsification or misrepresentation in this registration form will justify further investigation by the Board. I/we agree that the above reference pet is licensed with Collier County per their Animal Control Ordinance. I/we agree that if the above referenced pet dies, I/we will notify Anchor Associates of the death and will complete a new form if a replacement pet is obtained.

I/we understand that the ability to keep such a pet is a privilege, not a right. Failure to adhere to the Declaration and Rules & Regulations regarding pets shall result in action taken by the Board of Directors.

Signature		Date	
Signature		Date	

**REGISTRATION REQUIREMENTS**

The following items must be included in order to properly register your pet:

- \_\_\_\_\_ Completed Pet Registration form
- \_\_\_\_\_ Copy of Certificate of Vaccinations
- \_\_\_\_\_ Picture of your pet

**Return this registration form to:**

c/o Anchor Associates, Inc.  
 3940 Radio Road, Suite 112  
 Naples, Florida 34104  
 (239) 649-6357 *phone* (239)  
 649-7495 *fax*  
 admin@anchormanagers.com

Date Stamp



# KNOW THE LAW

*Understand the expectations for responsible pet ownership in Collier County*



## License and Vaccinate Your Pet

Dogs, cats, and ferrets over four months old must have a current rabies vaccination.

Dogs and cats over four months old must have a valid annual County license. The license must be affixed to the collar or harness unless the animal is confined.

## Proper Animal Care

Pets and livestock must be provided with adequate shelter, a sufficient quantity of good and wholesome food and water, exercise, and fresh air.

Pets may not be confined in an unattended motor vehicle under conditions or for lengths of time that may endanger the health and/or physical well-being of the animal.



## Be a Good Neighbor

Pets must be confined to the owner's property or walked on a leash. Pets may not run at large.

Pets may not chase, run after, or jump at vehicles or bicycles using the right-of-way; and may not snap, growl, snarl, jump upon, or threaten persons using the right-of-way.

Pet feces must be immediately removed and properly disposed of. Pets may not create a sanitary nuisance on public or private property.

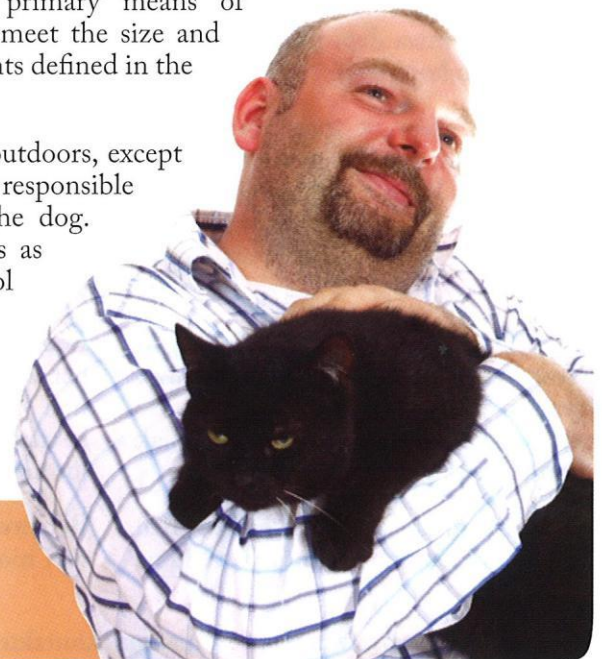
Pets may not make noise that is offensive and of such a continuous duration of time that it creates a nuisance.

## For the Dog Owner

Any enclosure used as a primary means of confinement for a dog must meet the size and structural integrity requirements defined in the Animal Control Ordinance.

A dog may not be tethered outdoors, except when in visual range of a responsible party located outside with the dog. Additional specific conditions as defined in the Animal Control Ordinance must also be met.

Owners must confine a female dog in heat so that she cannot be bred, unless the breeding is specific and intentional.



*Failure to comply with any of these regulations could result in a fine up to \$500.*

Questions? Call DAS at (239) 252-PETS (7387) or visit us online at [www.collierpets.com](http://www.collierpets.com).



**7845 Berkshire Pines Drive, Naples, Florida 34104  
Phone: 239-353-5913 Fax: 239-353-5098**

### **Rules and Regulations Version 7.31.2019**

**The definitions contained in the Declaration of Covenants and Restrictions for The Shores at Berkshire Lakes, as amended from time to time, are incorporated herein as part of these Rules and Regulations**

**The Association reserves the right to fine, restrict or limit privileges, and/or take any other authorized action for violation of any of the following rules.**

- 1. The Parcel Owners and/or Lessees of each parcel and their family, guests, and invitees shall abide by each and every term and provision of these Rules and Regulations, the Declaration of Covenants and Restrictions, the Articles of Incorporation, and the By-Laws of the Association, as they may be amended from time to time.**
- 2. Bicycles, mopeds, roller blades, skateboards, ATV's, scooters or go-karts, or other similar vehicles or toys are not permitted in the clubhouse, tennis courts, pool deck, or Veranda area. Please use the bike racks on either side of the Clubhouse.**
- 3. Any damage to the Common Areas, Master Association Property, or equipment of the Association caused by any Parcel Owner, a family member, guest, invitee or Lessee shall be repaired or replaced at the expense of such Parcel Owner and/or Lessee.**

**4. No vehicle shall be parked or positioned in such as a manner as to prevent access to another parcel, mailbox, sidewalk or right-of-way. (Collier Co. Ordinance. (04- 41 Sec.2.01.03)**

**5. Parcel Owners, their families, guests, invitees and Lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all within the community.**

**6. Except as permitted by law, no television or radio masts, towers, poles, antennas, aerials, or appurtenances may be erected, constructed, or maintained without first obtaining written approval from the Architectural Control Committee (ACC).**

**7. Subject to applicable Florida law, no outdoor clotheslines or other outdoor clothes drying shall be located or conducted on any parcel.**

**8. All chalk shall promptly be removed from roadways and sidewalks anywhere within the complex upon completion of an activity.**

**9. Except on pick-up day, all trash receptacles shall be kept inside. Receptacles shall be placed at roadside no earlier than 6:00 pm on the evening prior to the designated collection day and must be properly stored by 7:00 pm on the designated collection day.**

**10. Motor Vehicles - No vehicle shall be parked overnight on any street or right of way within the Properties. Vehicles may be parked on the street no later than 10:00 pm on Sunday through Thursday, and no later than 1:00 am on Friday and Saturday without prior written consent of the association.**

**None of the following vehicles may be parked, stored, or kept on the Properties:**

**- commercial trucks or other commercial vehicles, including any vehicles with commercial lettering or signs painted to or affixed to the vehicle and vehicles with commercial equipment placed upon the vehicle**

**- trucks - recreational vehicles - campers - trailers or semi-trailers – motorcycles  
– mobile homes – motor homes – busses – tractors**

**- boats or boat trailers**

**-**

**The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to the Properties.**

**The Association may require that motorcycles, motor scooters, mopeds, and the like be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the Properties.**

**11. Watercraft - Specifically limited to: small kayak, canoe, row boat or fishing boat with an electric motor. These items must be in good working order and meet all safety requirements for the specific watercraft. Such watercraft shall be stored in the garage when not in use and shall not be left overnight anywhere on the Properties, including the shoreline, or otherwise exposed anywhere on the parcel Owner's property.**

**Storage of watercraft listed above on Owners Parcel: A craft from the list above may be stored behind an HOA approved hedge barrier within the existing foundation planting bed at the side of a home or villa. The bed cannot be enlarged to accommodate the craft. The hedge is required to be of sufficient height to enclose the watercraft on two sides in order to obscure any portion of it from being seen from the street or from the home adjacent to the applicant's. The opening in order to access the craft must be to the back of the parcel. Outside storage, if approved, is limited to December 1st through May 31st only. During hurricane season, the craft must be stored in the garage or off site.**

**Parcel Owner must request and submit an application for outside watercraft storage and obtain written approval PRIOR to any action being taken. Failure to do so may result in a fine being levied and permission for outside storage denied.**

**12. All Recreational Equipment included but not limited to: goal nets, bicycles, mopeds, all- terrain vehicles must be stored in the garage when not in immediate use. Portable basketball nets must be stored indoors during hurricanes.**

**13. All Facilities including but not limited to: common areas, parking lot, pool, exercise room, ballroom, billiards room, library and card room may not be used to conduct paid lessons, trade or for any other commercial purpose without the written consent of the Association.**

**13a. All paid individuals providing the services must supply proof of proper insurance, W-9 Tax Form, and Certifications to the Association prior to being engaged in the activity.**

**14. Access to the Lake and Clubhouse is from 5:00 am to 10:00 pm. Smoking is not permitted in the Clubhouse, pool, pool deck, bocce ball court or tennis/pickleball courts. "Smoking" shall include the carrying, burning, inhaling, exhaling, breathing, possessing or otherwise handling or controlling of any lit, heated, or smoldering product containing any amount of tobacco or cloves, including, but not limited to, any cigarette, cigar, pipe, e-cigarette, vapor product, or other similar product. Access to any room in the Clubhouse facility is limited to Shores Parcel Owners and Lessees . Guest limit is (4) per household. Parcel Owners and Lessees must accompany and remain with their guests while at the lake, clubhouse, bocce ball court, tennis/pickleball courts, pool or any other amenity area provided by the association. All persons while at the lake, clubhouse, bocce ball court, tennis court, pool or any other amenities provided by the association are required to identify themselves using their current I.D. cards. Anyone utilizing the association amenities without proper identification will be removed. Pets are not permitted in the Clubhouse, pool area, library, billiards room, fitness center, bocce ball court, or tennis/pickleball courts at any time. Service dogs are permitted but should wear**

properly identifiable clothing to indicate their purpose and should be registered with the MHOA office.

**Parking at the Clubhouse - Clubhouse parking is to accommodate Parcel Owners, Lessees, their families and guests attending an HOA approved function and/or while using one of the facilities. Parking of vehicles servicing the facilities or as part of an HOA approved function are permitted. Examples include, but are not limited to: landscaping vehicles, blood mobile, caterers, vendors or repair personnel. Parking for any other purpose is prohibited and subject to a fine and/or towing off premises at the owner's expense. Overnight parking is permitted only with an approved permit. Each homeowner is entitled to one parking permit for a period of one week, once per month.**

**The Community Pool - is open 1/2 hour after sunrise until 10:00 PM for use by Parcel Owners, Lessees and their guests. Guest limit is (4) per household. Parcel Owners and Lessees are to accompany their guests and remain with them while at the pool and are responsible for their guests and their children's actions.**

**All non-proficient swimmers must be accompanied by a proficient swimmer. Snacks and beverages are to be kept in the Veranda area only. Glass is not permitted in the Veranda area or pool deck.**

**The Fitness Center -. All non-proficient users of the fitness center equipment must be accompanied by a proficient user. When using the equipment, users shall disinfect and dry the equipment after each use. Proper attire must be worn at all times: this includes athletic shoes, sneakers, shorts or slacks and a shirt. Wet swimwear, (sandals), and street shoes are not permitted. Users shall limit time on exercise equipment to (30) minutes if others are waiting. No food or drink is permitted in the fitness center, other than plastic water bottles. Battery operated personal players are permitted with the use of ear buds or headphones. Personal fans, electric or battery operated, are not permitted. Anyone using this facility is doing so at his/her own risk.**

**Parcel Owners, and Lessees are permitted (2) guests per household in the fitness center and must remain with them at all times.**

**The Association assumes no responsibility for the actions or behavior taking place in this facility or personal items left in the fitness center.**

**Tennis/Pickleball Courts - Courts are open from 7:00 am to 10:00 pm. Courts are for the use of Parcel Owners, Lessees and their guests only. Guest limit is (3) per match.**

**Courts may not be used for any purpose other than the game of tennis and the game of pickleball.**

**Proper tennis attire is required: it includes shorts or slacks, shirts and athletic (tennis) shoes. Street shoes and playing shirtless are not be permitted.**

**In the event people are waiting to use the tennis/pickleball courts, occupancy of the court(s) is limited to one (1) hour for singles matches and one and a half (1.5) hours for doubles matches beginning when the existing players FIRST occupy the court.**

**Paid tennis lessons and/or ball machines are not permitted.**

**The courts are for the use of Shores Parcel owners, Lessees and their guests and all play at their own risk.**

**Please report any accident immediately, call 353-5913 and/or 911. (Tennis Court Rules, revised 08/30/2011 – 4/17/2014)**

**15. Complaints shall be in written form including a signature and submitted to the HOA office.**

**16. "The feeding of ANY wildlife" within the boundaries of the Shores is prohibited.**

**17. United States Flag - Any Parcel owner or Lessee may display one portable, removable United States flag as prescribed by Federal and State law and/or County Code. (ACC/Landscape Guidelines AC-9)**

**Using a wall mounted bracket attached to the area next to the garage door is permissible. In-ground flag poles are not permitted. There is one in-ground flag pole within the complex that has been "grandfathered" in.**

**18. The use of barbeque grills in any of the common areas including but not limited to the pool deck and clubhouse parking lot is prohibited. Association sanctioned events are excluded.**

**19. "For Sale" or "For Rent" signs or any other signs, displays or advertising shall not be maintained or permitted on any part of the Common Area, on any Parcel or in any dwelling except in such locations and in accordance with the requirements, as stipulated by the HOA Board of Directors. (ACC6)**

**For Sale Signs (Authorized) 03-06-2014 Artype 239-332-1174 [www.artypeinc.com](http://www.artypeinc.com)**

**Lykins Signtek 239-594-8494 [www.lykins-signtek.com](http://www.lykins-signtek.com)**

**20. No permanent Basketball Net may be attached to any physical part of the home. All Basketball Nets must be portable. Portable Basketball Nets are only permitted in driveways and are not to be located on any other part of the property. Basketball Nets are to be located centered to the homeowner's garage door and not out by the street. Portable Basketball Nets stands and poles are to be black in color. Portable Basketball Nets may remain upright in driveways when not in use. Portable Basketball Nets must be stored in the homeowner's garage during hurricanes. Portable Basketball Nets must be kept in good working condition and well maintained. Any homeowner who wishes to have a portable Basketball Net must request a permit sticker each year from the MHOA. The board will inspect the portable Basketball Net and if approved the homeowner will receive a permit sticker. Basketball can only be played between the hours of 9:00 AM and 9:00 PM. Failure to get a permit will result in a fine.**



**22. Any consent or approval given under these Rules and Regulations by the Association may be modified, added to or repealed at any time in accordance with the governing documents of the Association.**

**I/We have read, understood, and acknowledged the above Rules & Regulations for The Shores at Berkshire Lakes Homeowners Association Inc.**

**Date:** \_\_\_\_\_  
\_\_\_\_\_ **Owner or Lessee**

**Date:** \_\_\_\_\_  
\_\_\_\_\_ **Owner or Lessee**



**7845 Berkshire Pines Drive, Naples, Florida 34104**

**Phone: 239-353-5913 Fax: 239-353-5098**

**LEASE POLICY (7-31-2019)**

**Section 9.4 of the Amended and Restated Declaration of Restrictions and Protective Covenants covers Leasing so please read that section carefully.**

**Notice by Owner Intending to Lease**

**Owner or designee must give the Master Board written notice of the owner's intention to lease at least 25 days in advance of the first day of occupancy, together with a fully executed copy of the proposed lease. Tenant may not occupy the Unit until at least Five (5) days following receipt of written approval by the Master Association.**

**Term of Lease and Frequency of Leasing**

**The maximum lease term is Six (6) months and the minimum lease term is Thirty (30) consecutive days. Owners may lease only the entire Unit. No Unit may be leased more often than Four (4) times in any calendar year, nor any combination of Leases and allowing guests to occupy a Unit when the owner is not in residence. The first day of the lease shall determine in which year the lease occurs. No subleasing or assignment of lease rights by the tenant is allowed.**

**Any person acquiring title to a Unit after June 28, 2019 is prohibited from leasing the Unit for a period of Two (2) years from the date of purchase.**

**Occupancy during Lease Term**

**Guests shall not occupy leased Units unless the Tenant and/or his or her family are in residence. The total number of occupants of a leased parcel is limited to Two (2) persons per bedroom.**

**Board of Directors**

**The Shores at Berkshire Lakes Master Homeowner's Association, Inc.**

**The Shores at Berkshire Lakes  
Master Homeowner's Assoc, Inc.  
2019 Frequently Asked Questions**

**Q: What are my voting rights in the Association?**

A: There is one membership in the Association assigned to each unit in the Association. Each member of the Association has the right to cast one (1) vote on all matters that come before the members of the Association. The total number of possible votes of the Association is 517.

**Q: What restrictions exist in the Governing Documents on my right to use my unit?**

A: There are certain restrictions including residential use, minors, access, fire hazards, garbage, leasing, antennas, noise, obstructions, signs, parking, windows, balconies, pets and the exterior appearance of the units which are set forth, in detail, in the Declaration.

**Q: What restrictions exist in the Governing Documents on the leasing of my unit?**

A: Lease terms are a minimum of thirty (30) days and a maximum of sixty (60) days with no more than four (4) leases in a calendar year. Application must be submitted **25 days prior** to the beginning of the lease along with a non-refundable \$100.00 application fee, as well as a non-refundable \$50.00 Background Check fee for each occupant age 18 and over and is subject to approval by the Board of Directors prior to occupancy.

**Q: How much are my assessments to the Association for my home and when are they due?**

A: Each owner of a unit in this Association is obligated to pay assessments to the Association in quarterly installments from \$182 to \$304. These payments are due on the first day of each quarter regardless if notice is received or not.

**Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?**

A: No.

**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. However there are rental fees applicable to rentals of the Ballroom and Card Room.

**Q: Is the Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

A: No

**NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the Association Documents.**