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

2025 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 six (6) months 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 $150.00 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 monthly installments from $243 to $380. 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.