Windsor Place of Berkshire Lakes Condominium Association, Inc.
2024 Frequently Asked Questions

Q: What are my voting rights in the condominium Association?
A: Each unit is entitled to one vote.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?
A: Each unit shall be used as a single-family residence only. See Windsor Place Rules & Regulations.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?
A: Units may not be rented for less than ninety (90) days and no more than ninety (90) days with no more than two (2) leases in a calendar year. All perspective tenants must submit to the Association a lease application (20) days prior to the start date of the lease. All tenants must be approved by the Association. A non-refundable $150.00 application fee is required. Tenants are not permitted to have pets.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?
A: The Association assessments are $1,565.00 and are due the first day of each Quarter (January, April, July and October) 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: Each unit owner is required to be a member of the Berkshire Lakes Master Association. Annual assessment is paid directly to Master Association. Contact Berkshire Lakes Master Association for amount due.

Q: Who Holds the master insurance policy for liability and hazard?
A: Gulfshore Insurance: 239-261-3646.

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 Condominium 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 Condominium Documents.