FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
2025

The Villages at Emerald Lakes Four Condominium, Association, Inc

Q. What are my voting rights in the Condo Association?
A. One vote per unit.

Q. What restrictions exist on my right to use my unit?
A. Purchase/Sale approval is required.
20 lb. Dog or cat maximum in unit.
No commercial vehicles, no trucks, boats or camper (no trucks over ¾ ton).
No signs or banners shall be placed on or exhibited.
Children under 10 years of age are not permitted in the pool area unless accompanied by an adult.
No Motor Homes, Recreational Vehicles or Motorcycles allowed.

Q. What restrictions exist in the Condominium Documents on the leasing of my unit?
A. The lease term must be a minimum of 90 days and a maximum of 1 year; however, there is a rental maximum of three times per year.
Rental application must be submitted to the Board for approval.
You may not rent to tenants who have pets.
There is a $150.00 application fee that must be submitted with the application. There is also a background check fee of $50.00 per person.

Q. How much are my assessments to the Condominium Association for my unit type and when are they due?
A. Assessments are $1595.00 per quarter and are due, Jan. 1st, April 1st, July 1st, and Oct. 1st.

Q. Do I have to be a member in any other Association? If so, what is the name of the Association and what are my voting rights in this Association? How much are my assessments?
A. As an owner, you automatically become a member of the Emerald Lakes Condo Association (Master Association).
One vote per member.
The Master Association assessment is incorporated into the monthly condominium assessment, fee is $310.74 per quarter

Q. Is the Homeowners Association or other mandatory membership association involved in any court cases in which it may face liability in excess of $1,000.00? 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.

Undated 2/5/2025