

Questions and Answers for New Residents (rev 03/2023)

- Q. How do I become a member of the Association?**
A. By ownership and application, agreeing to abide by the Rules and Regulations as set forth in the Condominium documents. Article II of the By-Laws
- Q. Following the above, will I have a right to vote?**
A. Yes. Each unit has one vote. Article II, Section II of the By-Laws
- Q. We plan to be away for part of the year. Will we be allowed to rent our Villa while we are away?**
A. No. Rentals are discouraged, especially for short periods of time. With the approval of the Board of Directors, you may lease your Villa for a period of no less than one year. Section 10 of the Declaration.
- Q. Does the Association own the Clubhouse and Pool?**
A. No. The pool and clubhouse are owned by Scott Kelly Villa Club. Section 10, subdivision(n).
- Q. How do you determine the amount of maintenance fee to charge?**
A. We obtain bids on maintenance. We rely on past experience for utilities, and we consider the amount for reserves.
- Q. Who is responsible for the upkeep of the villa, such as roof, painting, and repairs?**
A. Each unit owner is responsible for the upkeep of their own villa, including the utility room and carport. Amendments to the Declaration and By-Laws, January 28, 1991
- Q. What does the maintenance fee include?**
A. The fee includes maintenance of the grounds (mowing, fertilizing, spraying, repairs to the sprinkler system), tree trimming, paving of the street and driveways, cable television, WIFI, water, sewers, garbage service, insurance, and office supplies.
- Q. Do I need to have insurance?**
A. Yes. You are required to have Condominium Homeowners Insurance (H06 policy) and provide proof of insurance to the board.
- Q. What restrictions apply to the number of occupants of a condominium unit?**
A. Each condominium unit shall be used as a one-family residential dwelling (four occupants) and no business or trade shall be permitted therein or thereon. Section X(c) of the Declaration.

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