

CHANTECLAIR VILLAS III ASSOCIATION, INC.

WELCOME TO OUR COMMUNITY – FREQUENTLY ASKED QUESTIONS (FAQs)

Governance and Membership

Q. What are my voting rights in the Condominium Association?

A. Each unit is entitled to **one (1) vote**, as established in the governing documents.

Q. Is the Condominium an adult-only community?

A. Yes. At least **one (1) permanent resident must be 55 years of age or older**, and no individual under 18 years old may reside permanently in the unit.

Q. Do I have to be a member of any other Association?

A. Yes. All owners are automatically members of the **Chanteclair Villas Recreation Association**.

Q. Is the Condominium Association involved in any court cases that may result in liability exceeding \$100,000?

A. No.

Q. Does the Association provide pest control for the buildings?

A. No, the Association only treats the lawns/grounds

Use of the Unit

Q. What restrictions exist on the right to use my unit?

A. One resident must be 55 or older. No minors under 18 may reside permanently. Additional restrictions apply regarding vehicles, noise, exterior changes, and common-area usage.

Q. Am I permitted to operate a business from my unit?

A. Operating a **business** from the unit is not permitted. However, working remotely for an employer is allowed.

Leasing and Selling

Q. What restrictions exist regarding the leasing of my unit?

A. Owners must personally occupy the unit for at least two (2) years before leasing.

Q. What restrictions exist regarding the selling or leasing of my unit?

A. Prospective buyers or tenants must: Submit an application * Consent to background and credit checks
* Submit required fees. Attend an orientation with the Board before approval and closing.

Q. If I want to rent or sell my unit, may I place a sign on the lawn or window?

A. No. Exterior signage, including “For Sale” or “For Rent” signs, is prohibited.

Assessments and Fees

Q. How much are my assessments and when are they due?

A. Current monthly assessment is ____, due on the **1st day of each month**. (Amount subject to change; updated annually by the Board.)

Q. Am I required to pay rent or land fees for recreational or community facilities?

A. No rent or land-use fees are charged. However, assessments for the **Recreation Association** are collected through the Condominium Association.

Pets

Q. Are pets permitted?

A. Yes. One (1) dog or cat **not exceeding 20 pounds** is allowed per unit.

Pets must be registered with the Board and owners must pick up after their animals. Additional information appears in the governing documents.

Insurance and Safety

Q. Are the buildings covered by insurance?

A. The Association is insured for those portions of the building structures and common elements for which they are responsible. Unit owners should carry homeowner's insurance.

Q. Are we in a flood zone?

A. According to the 2024 flood zone map, the community is **not located in a flood zone**.

Exterior and Landscape Rules

Q. What exterior/common-element changes can I make?

A. The following improvements are **allowed with prior written Board approval**:

Patio enclosures * Replacement windows and doors * Garage doors * Awnings * Accordion shutters
Hurricane-impact patio doors *Landscaping

All work must:

Not interfere with underground pipes or utilities * Comply with building codes

Follow our "Policy and Plan for Exterior Modification" (August 2025)

Unauthorized work may be removed at the owner's expense. Some improvements require permits from the County or City.

Q. Are external cameras allowed?

A. Yes, subject to the following rules:

Garage elevation: One wireless camera placed on the soffit (overhang) only, between the mid-line of the building and the unit owner's corner

Patio elevation: One wireless camera placed on the soffit (overhang) only, between the mid-line of the building and the unit owner's corner

Front door: One camera (wireless or hardwired) may be installed on the electrical doorbell junction box. Hardwired camera in this location must be installed by a licensed and insured electrician. Owners must comply with privacy and consent laws. The Association is not responsible for complaints related to alleged privacy violations.

Vehicles and Parking

Q. What are the parking rules and what vehicles are allowed?

A. Trucks, commercial vans, motorcycles, RVs, or boats may **never** be parked on the property unless fully inside a garage with the door closed. Only passenger automobiles, passenger vans, or station wagons may park in driveways.

No parking on the street or on the grass (protects sprinkler system). Emergency vehicles must always have full access.

Walkways and roads may only be used for ingress/egress.

Guest parking and occasional resident parking is permitted at the Clubhouse and pool areas, subject to restrictions.

Hurricane Preparation

Q. How should I prepare during hurricane season (June 1 – November 30)?

A. Remove all loose items that can become projectiles, including:

Plants * Decorations * Furniture * Grills

If the unit has a screen porch, the same rules apply. Shutters must be securely closed. Owners away must designate a responsible person with access.

Trash and Recycling

Q. Where do I place garbage and recyclables?

A. Trash pickup: **Tuesday and Friday**

Friday also includes **bulk items and recycling**

Trash must be in the green container; recycling in bins provided. Do not place bins outside earlier than **5:00 PM the evening before pickup**. All containers must be stored **inside** before and after pickup

Antennas

Q. Is a dish or other external antenna permitted?

A. Cable TV is provided through the Recreation Association. Owners may obtain other services at their own expense. Installation of antennas are not permitted on building exteriors.

Pools and Recreational Facilities

Q. What are the pool rules?

A. Rules are posted at each pool. Residents and guests must follow all pool rules. Children under 18 must be accompanied by an adult.

Q. Are the pools heated?

A. Yes. Both pools have heat pumps. Water temperature is controlled by the Recreation Board.

Q. Can the clubhouse be used for private parties?

A. Yes. Please contact a member of the Recreation Board for scheduling and guidelines.

Keys

Q. Where do I obtain keys for the pools, clubhouse, restrooms, and mailbox?

A. Keys should be provided by the seller at closing. Replacement pool/clubhouse key may be obtained from the Recreation Board. Lost mailbox keys may require replacement through USPS.

Miscellaneous Rules

Q. Who is responsible for keeping walkways and driveways clean?

A. Owners or renters are responsible. See maintenance guidelines for details.

Q. May I cook outdoors?

A. Yes, using a barbecue grill designed for outdoor use. Cooking in garages, covered patios, or under the soffits is prohibited for safety reasons.

Q. Are clotheslines permitted outside?

A. No clothing or laundry may be hung outside or in any area visible from the exterior.

Q. What should I do if my neighbor is away and I hear water running?

A. Notify a Board Member or the property manager immediately.

For more detailed information, a prospective purchaser OR renter should refer to all condominium documents.

ACKNOWLEDGMENT

I acknowledge that I have received a copy of these Frequently Asked Questions.

Signature _____ **Date** _____