



We hope to answer frequently-asked questions for those new to condominium living, while also satisfying the requirements of Florida Statutes.

The Barkley Master Association is a not-for-profit, resident owned, condominium association and is established as "housing for older persons" under the Federal Fair Housing Amendment Act of 1988, and Section 760.29 (4) (b) 3 of the Florida Statutes. As such, the Association is required to meet the specific minimum requirement of eighty percent (80%) occupancy by persons fifty-five (55) years of age and older.

The legal governing documents of Barkley Master Association, Inc. are the Amended and Restated Declarations, Articles of Incorporation, By-Laws, And Rules. Copies of these documents are available for examination in the Association office or on this website.

Questions and Answers

Q – I understand that I must undergo a background screening. What is this and why must I be screened?

A – Screening is required for all new owners, renters, leases, guests (over thirty days), and employees to ensure the safety of all Association members. It consists of a background check, a bank referral and three personal references.

Q – My wife and I own the unit jointly. What are our voting rights?

A – One vote per unit.

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

A – Barkley Master Association is established as "housing for older persons under both Federal and State laws. At least one occupant per unit must be fifty-five (55) years of age or older. No permanent member of a family under twenty-one (21) years of age shall reside in any unit of this condominium, except a guest of any age may be permitted to visit for up to 30 days in a calendar year.

Q – Can I have pets?

A – Pet fish and birds are permitted. Exceptions for companion dogs are made under the Americans with Disabilities Act.

Q – Can I expand my Florida room one foot wider?

A – No structural changes are permitted to a unit exterior.

Q – Can I paint the exterior of my unit because I don't like the present color?

A – No.

Q - Can I install a patio at the rear of my unit?

A- Yes, however you must submit an "alteration application form" for approval, before work begins.

Q – I like flowers. Can I put potted plants at the entrance of my unit?

A –The maximum number of potted plants permitted on patios is two in the front and two in the back.

Q – Am I permitted to rent my unit?

A – Not during the first two (2) years of ownership and only one such rental is permitted in any twelve (12) month period.

Q – Am I required to pay fees to use recreational or other common facilities?

A – No. It is included in the monthly maintenance fees, however, in some cases deposits are required.

Q – Is Barkley Master Association, Inc. currently involved in any litigation in which it may face \$100,000.00 or more of liability.

A – No.

Q – How large is Barkley Master Association, Inc.?

A – 372 units divided into 6 Villas.

Q – How many units in each Villa?

A – Villa 8 - 50; Villa 9 - 58; Villa 10 – 86; Villa 11 – 80; Villa 12 – 74; Villa 13 - 24

Q – When I purchased my unit did I get ownership of anything else?

A – Yes. You also own an individual share of the common elements (Swimming Pool, Clubhouse, Bocce Court, Horseshoe Pit and Shuffleboard Courts). You also have one parking spot which is identified for your unit. Guest parking is on a first come, first serve basis.

Q – Who operates the condominium association?

A – Barkley Master Association Inc., through its Board of Directors and contract with Seacrest Services, Inc., a community association management company.

Q – Do we have meetings of the unit owners?

A – Yes. The meetings are open, as permitted by law, to all owners.

Q – Do I have to attend these meetings?

A – Attendance is encouraged but not required.

Q – When are these meetings held?

A – Date and time of Barkley Master Association Board Meetings are posted on-line, in the clubhouse, and laundry rooms.

Q – Can I put a washer and dryer inside my unit?

A – No.

Q – Who takes care of the grass, trees, landscaping and exterior clean up?

A – Contractors and maintenance staff.

Q – Can I sell my unit to whomever I wish?

A – Only in accordance with the Association's governing documents. Please ask the property manager for guidance.

Q – If one of my children inherits my property and is under fifty-five (55) years of age, can they own the property?

A – Yes, as long as at least eighty percent (80%) of all units are occupied by one or more persons fifty-five (55) years of age or older.

Q – Can I purchase stock or certificates in the corporation?

A – No.

Q – If the Board of Directors spends too much money, can I object?

A – Yes, by attending meetings and speaking up.

Q – Is the property insured or do I have to buy my own insurance?

A – Barkley Master Association purchases insurance to cover the common areas outside of the unit. You are responsible for everything inside of your unit including anything that is attached to it.

Q – I have a boat, a trailer and an RV. Where may I park them?

A – These and many other vehicle types are not permitted on Association property.

Q – If my toilet does not work or my water heater leaks, who will fix them?

A – It is your responsibility to repair or replace.

Q – I have heard that some condominiums have large, sudden assessments. What do you do to prevent this?

A – We have substantial reserve funds that are designed to reduce the likelihood of this from happening.