

Imperial Southgate Villas Condominium Association (Section II), Inc.

Frequently Asked Questions and Answers

Introduction

This section offers answers to commonly asked questions regarding ownership, residency, and procedures at Imperial Southgate Villas Condominium Association (Section II), Inc. The following information is intended to help current and prospective unit owners understand their rights, responsibilities, and the rules governing life in this condominium community. For more detailed information, please consult the official condominium documents, which include the Articles of Incorporation, Declaration of Condominium, By-Laws, and the Association's Rules and Regulations.

Voting Rights ?

Each unit within the condominium association is granted one vote. This voting entitlement is defined in the By-Laws, Article II, Section 2.

Restrictions on Unit Use ?

Unit owners are permitted to use their property in any legal manner, provided that such use is consistent with the Articles of Incorporation, Declaration of Condominium, By-Laws, and all Rules and Regulations set by the Association. The Declaration of Condominium, especially Articles X and XI, specifies restrictions related to changes in structure or color, signage, window replacements, landscaping, and maintenance of units.

Additionally, By-Laws Article IV grants the Board of Directors the authority to create Rules and Regulations that govern unit use. These rules address matters such as vehicles, pets, flags, and roofs. All documents are available to the public at www.southgatevillas2.com. Please note that the restrictions summarized here are not exhaustive, and all prospective purchasers are strongly encouraged to carefully review the relevant documents before deciding to purchase a unit.

Leasing Restrictions ?

No Units may be leased except under the special circumstances listed in the Declaration Article XG.

Assessments and Payment Schedule ?

Association dues are set at \$600 per month for each unit. These payments are due on the first day of each month and are considered late if received after the tenth. Owners may also choose to pay assessments on a quarterly basis. These dues do not include any special assessments that may be approved by the Board of Directors periodically. For additional details, refer to Declaration of Condominium Article V and By-Laws Article X, Section 1.

Membership in Other Associations ?

Unit owners are not required to join any other association. There are no additional voting rights or assessments associated with other memberships.

Recreational and Common Facilities Fees ?

There is no requirement for owners to pay rent or land use fees for recreational or common facilities. However, owners have the option to become members of the Scott Kelly Villa Club, LLC ("The Villa Club") under terms agreed upon by both the owner and the club. The City of Lakeland's Kelly Recreation Complex is also nearby and offers amenities through individual memberships, which are available to unit owners under mutually agreeable terms. For more information, refer to Declaration of Condominium Article XII.

Legal Proceedings ?

The Condominium Association is not involved in any court cases that could result in liability exceeding \$100,000.

Unit Purchase Approval Process ?

There is an approval process for purchasing units. Although an interview is **not** required before purchase, the sale must be approved by the Board of Directors. Prospective owners must fill out an intake form and verify age as 55 or older. They must also fill out a permission form for email between the owner and the Association prior to the closing date. Prospective buyers are invited to reach out to the Board at **863-220-4802** to schedule an informational meeting prior to closing. For more information, refer to the Declaration of Condominium Article X.

Management Company ?

Imperial Southgate Villas Condominium Association (Section II), Inc. is managed by Don Asher and Associates, 1801 Cook Avenue, Orlando FL 32806, Tel: 407-425-4561.

Estoppels ?

Estoppels may be obtained at **condocerts.com**.

Important Note

The information presented here is a summary. Prospective purchasers should review all referenced documents, exhibits, the sales contract, and the comprehensive condominium documents to obtain further details and clarification.