

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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

May 13, 2024

**Q: What are my voting rights in the Condominium Association?**

A: Each unit is allowed one (1) vote.

Ref: By-Laws Article II Section 2.

**Q: What restrictions exist in the Condominium Documents on my right to use my unit?**

A: You may use the unit in any legal manner which conforms with the Articles of Incorporation, Declaration of Condominium, By-Laws, and Rules and Regulations of the Association.

Declaration of Condominium Articles X and XI include restrictions on, among other things, structural and/or color changes to units, signs, window replacements, landscaping, and maintenance.

By-Laws Article IV gives specific authority to the Board of Directors to adopt Rules and Regulations governing the use of the Units. Each potential new owner is provided with a copy. They cover such things as vehicles, pets, flags, roofs etc.

These identified restrictions are not intended to be fully detailed or all inclusive. Reading the applicable documents is recommended before making a decision to purchase a unit.

**Q: What restrictions exist in the Condominium Documents on the leasing of my unit?**

A: At this time there is a limit on the percentage of Villas that may be leased. A tenant must have an interview with the Board, be 55 years old or older, and must agree to abide by the regulations of the Condominium Association. The minimum lease period is six months.

Ref: Declaration of Condominium Article X

**Q: How much are my assessments to the Condominium Association for my unit type and when are they due?**

A: Association dues are \$600 per month, are due on the 1<sup>st</sup> day of each month and are late after the 10<sup>th</sup>. Assessments may also be paid on a quarterly basis. This is exclusive of any special assessments that may be approved by the Association's Board of Directors from time to time.

Ref: Declaration of Condominium Article V, and By-Laws Article X Section 1.

**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? Also, how much are my assessments?**

A: No.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

A: No. Unit Owners may, but are not required, to become a member of the Scott Kelly Villa Club, LLC (a.k.a. "The Villa Club") under terms and conditions agreeable to both the Unit Owner and Scott Kelly Villa Club, LLC. The City of Lakeland's Kelly Recreation Complex is also within walking distance and offers various amenities through individual memberships which are also available to Unit Owners under terms and conditions agreeable to both the Unit Owner and the Kelly Recreation Complex.

Ref: Declaration of Condominium Article XII

**Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? 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.**