

Rose Garden Villas Condominium Association, Inc.
c/o American Condominium Management, Inc.
4223 Del Prado Blvd. S. Cape Coral, Florida 33904
Office: 239-542-4404 Fax: 239-542-0082
Email: robin@amcondo.net

COMMON QUESTIONS AND ANSWERS

- Q. What are my voting rights in the Condominium Association?
A. One vote by a designated voter, one (1) per unit
- Q. What restrictions exist in the condominium documents on leasing my unit?
A. Your condominium may be leased, no less than 3 months and no more than twice per year
- Q. How much are my assessments (aka maintenance fees) and when are they due?
A. Assessments are due on or before the first day of each Quarterly, January, April, October, & December. The amount of each quarterly assessment for 2019 is: **\$1265.00**. The above includes full funding of reserves.
- Q. Are there any Special Assessments expected in the near future?
A. No.
- Q. How do I become a member of the Association? How many units are in the Association?
A. You automatically become a member when you purchase your condominium. There are 46 units.
- Q. Am I required to pay rent or a land use fee for recreational or other common area facilities?
A. No
- Q. Is the Association involved in any court case in which it may face liability of more than \$100,000.00? If yes, identify each such case.
A. No
- Q. Where can I obtain a copy of the Condominium Documents?
A. The current owner **must** provide you with a complete set of the Condominium Documents. Before you purchase, be certain that the documents provided include all Bylaws, Amendments to the Bylaws, Rules & Regulations and Condominium Declaration. Be sure to read these documents as they govern the Association. This will help you avoid unpleasant experiences and charges.
- Q. What Insurance Agency is used by the Association?
A. Currently, it is Centennial Insurance Services Inc., Fort Myers, Florida
- Q. Are pets allowed?
A. There are pet restrictions. Owners may have one dog (under 35 lbs.) or one cat. No pets are permitted for guests and/or those who lease units.

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references and exhibits thereto, the sale contracts and the Condominium Documents. The Association and its Board of Administrators are to be held harmless for any error or omission of information herein contained. When entering into a contract to purchase, hiring of a qualified attorney is recommended.