

## REALTOR QUESTIONS

### CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.

Total number of Lots 202 Number of units rented, if applicable? 10

Application required for purchaser? Yes X No    , Application Fee \$100.00.

Interview of purchaser required? Yes     No X, Association has right of first refusal? Yes     No X.

---

Pets Allowed? Yes X No    , Type of pet permitted Household pets only.

Number of pets allowed? Yes     No X, Wgt/Hgt? Yes     No X, Permitted Wgt/Hgt?    

Tenants permitted pets? Yes X No    , Other:    

Vehicle restrictions? Yes X No    , If yes, please state restrictions See Parking Rules

---

Number of vehicles allowed? Must fit in driveway and garage only parking

---

Parking Covered     Open     Garage X Assigned     Deeded     Space #    .

Pickup trucks Yes personal No    , Commercial vehicles? Yes See Rules No    ,

Motorcycles? Yes See Rules N    ,

See parking rules for vehicles other than passenger vehicles

---

Rental Restrictions? Yes X No    , If allowed term limit Not less than one month or more than 6 months

Application fee \$100.00

Interview required for tenant? Yes     No X,

---

55 and over community? Yes     No X, 62 and over community? Yes     No    ,

RV and boat storage area? Yes     No X, Camper/motor home storage area? Yes     No X,

Dock? Yes     No X, Deeded? Yes     No    , Space available? Yes     No    ,

Dock available to: tenant? Yes     No    , or Purchaser? Yes     No    , Cost?    

Unit Association fee? Yes X No    , If yes, fee amount \$ 432.00

How paid? Monthly    , Quarterly    , Annually X.

Master Association? Yes     No    , If yes, fee amount \$    .

How paid? Monthly    , Quarterly    , Annually    .

Recreation lease and/or land lease? Yes     No X, If yes, fee amount \$    

How paid? Monthly    , Quarterly    , Annually    .

Pending assessments? Yes     No X, If yes, explain and indicate what payments have been made

---

All assessments current? Yes     No    , If no, state outstanding balance:

Determined at time of closing

---

Amenities privileges: For Owners Yes \_\_\_\_ No X, For Tenants Yes X No \_\_\_\_,

---

Cost of privileges? For Owners \$ N/A For Tenants \$ N/A

Please explain recreation facilities?

---

Other information available:

Completed by Management Professionals, Inc. by: Allison Cefalu

Phone: 239-368-6741 \_\_\_\_\_

Printed name

Fax: 239-368-1498 E-mail: mgmtprofl@aol.com

Please see attached question and answer sheet as referenced

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

HAWKS PRESERVE HOMEOWNERS ASSOCIATION, INC. As of January 1, 2026

Name of Condominium Association

**Q:** What are my voting rights in the condominium association?

**A:** **(1) One vote per Lot as outlined in Article VI A. of the Articles of Incorporation.**

**Q:** What restrictions exist in the condominium documents on my right to use my unit?

**A:** **Refer to the Declaration Use Restrictions and the Rules and Regulations. The following is a synopsis and by no means the complete list and include but not limited to: Single family only, no temporary building, no converted garages, household pets only, no barn/stables allowed, passenger automobiles only any other must fit in the garage, lease not less than one (1) month or more than 6 months**

**Q:** What restrictions exist in the condominium document on the leasing of my unit?

**A:** **Lease for term of not less than one (1) year month or more than 6 months. Application required.**

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

**A:** **2026 Budget \$432 paid annually.**

**Q:** Do I have to be a member in 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**

**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.**