

## 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.**