

Windsor H Condominium Association - Q & A Sheet - Effective March 1, 2026

1. **Q - When did Windsor H commence operations?**
A - 1972; with residences operating under a 99 year lease held by the Developer

2. **Q - How many residences are there at Windsor H and in what configuration ?**
A - Windsor H is comprised of 3 connected 2-storey Buildings with 10 1 bedroom/1 bathroom units & 16 1 bedroom/1 1/2 bathrooms units

3. **Q - What are the monthly maintenance-related fees?**
A - For 2026, the Monthly fees payable to the Association are appr. \$333 for 1/1 units and appr. \$340 for 1/1 units. There is an additional mandatory fee of appr. \$160 monthly payable to W.P.R.F. , the owner's agent of Century Village's Recreation facilities.

4. **Q - Who oversees Windsor H's day-to-day operations ?**
A - There is a 5 person Board of Directors who hold regular Board meetings/ Owner meetings with required notice, including the Annual Budget Meeting in early December and the Annual General Meeting & Elections, usually in January Pruitt Property Management is contracted to provide ongoing landscaping, financial and property management services.

5. **Q - What special rules and policies are in place ?**
A - Windsor H's rules and regulations include : No Pets in/on the property; No Smoking in/on the property; All residents must be age 55 and older; only 1 parking space allotted to a unit and Residents cannot park in Visitors parking. It is mandatory for all residents to allow the contracted pest control technicians to inspect their unit, and treat as necessary, during the regular pest control service dates, normally every 2 months. Certain pests (e.g. German cockroaches are excluded from the Association's pest control contract and are the unit owner's financial responsibility. Social Visitors can stay, with the owner present, a maximum of 30 days annually. Refer to the governing documents including 8 page Rules and Regulations all owners/ residents must sign before approval for residency. Only persons approved by the Association for a Certificate of Occupancy can reside in a unit.

6. **Q - Are unit rentals permitted?**
A - Rentals 1 time yearly of at least 6 months plus 1 day are normally permitted, with all lease applicants being required to submit a \$150 application fee to undergo a satisfactory background screening investigation and a meet and greet with the Board of Directors prior to approval for residency. The Board requires at least 30 days notice prior to lease renewals. Leases and renewals must stipulate the prohibitions listed in #5 above. *EXCEPTION* No (new) rentals

permitted for 12 months from the date of a unit purchase.

7. **Q - What is required for Unit Purchases ?**

A - All Purchasers are required to properly submit to the Board the application to purchase package available from the UCO office on West Drive at Century Village WPB along with a \$150 application fee cheque payable to Windsor H. All such applicants are required to undergo a satisfactory background screening investigation and a meet and greet with the Windsor H Board of Directors prior to approval for purchase/residency.

8. **Q - What are Windsor H's contact details?**

A - Email - WindsorH4@yahoo.com - Website - WindsorHCV.com - Property Manager - Pruitt Property Management 561-432-3076 Box 540217, Greenacres, FL 33454