

# REALTOR QUESTIONS

## KINGS GREENS

Total number of Units 96 Units/97 parcels Number of units rented, if applicable? 22

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.

Interview only if questions or concerns.

Pets Allowed? Yes X No    , Type of pet permitted Domestic cat/dog.

Number of pets allowed? Yes X-2 No    , Wgt/Hgt? Yes     No X, Permitted Wgt/Hgt?    

Tenants permitted pets? Yes     No X, Other:    

Vehicle restrictions? Yes X No    , If yes, please state restrictions must be parked in garage or driveway

Number of vehicles allowed? fit in garage or driveway

Parking Covered     Open     Garage X Assigned     Deeded     Space #    .

Pickup trucks Yes Personal No    , Commercial vehicles? Yes     No X, Motorcycles? Yes X No    ,

Rental Restrictions? Yes X No    , If allowed term limit not less than (30)thirty days, renewal filed annually.

Application fee \$100.00

Interview required for tenant? Yes     No X,

Only if questions or concerns.

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

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 \$ 920.00

How paid? Monthly    , Quarterly X, Annually    .

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

How paid? Monthly    , Quarterly    , Annually X.

Recreation lease and/or land lease? Yes     No N, 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 closing

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

Owners privileges transfers to tenants

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Cost of privileges? For Owners \$   For Tenants \$

Please explain recreation facilities?

There are no recreation facilities

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Other information available:

Completed by  Management Professionals, Inc.  by:  Allison Cefalu

Phone:  239-368-6741

Printed name

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Please see attached question and answer sheet as referenced by Florida Statute 718.504.

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**KINGS GREENS CONDOMINIUM, INC.**

As of **January 1, 2026**

Name of Condominium Association

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

**A:** **Each parcel has one vote. There shall not be more than a total of 97 votes.**

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

**A:** **Refer to the Declaration Section 18: Occupancy and 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 nuisances, no improper uses, no signs, speed limits, garages must remain closed, approved alterations and improvement only, maximum of two (2) household pets only, passenger automobiles only any other must fit in the garage, leases not less than 30 days or more than one (1) year must be renewed annually.**

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

**A:** **Lease applications and approvals required. Leases shall not be less than thirty (30) days or more than one (1) year. Renewals must be filed annually.**

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

**A:** **2026 Budget \$920.00 paid quarterly.**

**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:** **Yes, membership in Cypress Pines Property Owners Association, Inc. 2026 Budget \$432.00 annually. Billed by CPPOAI and payable to CPPOAI.**

**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.**