

Imperial Southgate Villas Condominium Association (Section III), Inc.

*P.O. Box 2852
Lakeland, FL 33806*

INFORMATION SHEET

---- PROSPECTIVE UNIT PURCHASERS ----

This document is intended to provide prospective purchasers of Units, within Imperial Southgate Villas Condominium Association (Section III), Inc., certain information that may be relevant to a decision to purchase a Unit (a.k.a. Villa). In addition to the below, there are other documents and information that a prospective purchaser should consider before deciding to purchase a Unit within the Association.

- 1) **GOVERNING DOCUMENTS:** One of the benefits of condominium living is the shared expectation that all Unit Owners will follow the condominium documents and rules. Please make sure you download the Association's Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules & Regulations from our website (www.southgatevillas3.com). Unit Owners may also have obligations under the Florida Condominium Act (i.e. Chapter 718).

- 2) **ASSESSMENTS:**
 - a. **REGULAR** (*quarterly*): Due on the first of each quarter (April 1st, July 1st, October 1st, and January 1st). The amount, effective April 1, 2025, will be \$1,299.00 per quarter and may change at the beginning of each Association fiscal year (April 1st). Payments can be made by electronic funds transfer, credit card, or check. Payments received by the Association after the 10th of the month in which they are due will be considered late and a late fee will be assessed to the Unit Owner(s).

Funds collected through regular assessments are used to pay for common expenses of the Association, the major elements of which include but are not limited to utilities (household & irrigation water, sanitary sewer, solid waste, recycling, & stormwater), master condominium insurance policies (doesn't cover the inside of a Unit or personal items), cable & internet, Common Elements maintenance (lawn, streets, etc.), and reserves. Electric bills and additional cable/internet services for each Unit are the responsibility of the Unit Owner.
 - b. **SPECIAL** (*additional*): These are in addition to regular assessments and are approved by the Board of Directors (BOD) when unexpected expenditures arise that cannot be covered by a currently approved Association budget.

- 3) **BACKGROUND & CREDIT CHECKS:** Any changes in Unit ownership and/or long-term occupancy (over 30 days) of a Unit requires prior written BOD approval.

- 4) **COMMON ELEMENTS:** Common Elements include all grassed areas and are equally owned by, and accessible to, all Unit Owners. Unit Owners do not individually own any Common Elements. Common Elements, including grassed areas and paved streets, are the Association's responsibility to repair, maintain, and replace.

5) **ROOFS:**

- a. **TILE:** Repair, maintenance, and end-of-life replacement are the responsibility of the Unit Owner. This applies to both cement tile and allowable metal roofing.
 - i. *Note: The Association insures the tile roof for insurable events (hurricane, wind, and storm damage), but not end-of-life replacement.*
- b. **FLAT:** Repair, maintenance, and end-of-life replacement are the responsibility of the Association. Only duplex units have flat roofs.

6) **PETS:** Dogs and cats are limited to no more than 2, in total, in any Unit and shall not be more than 20 lbs. each. Dogs and cats must be closely monitored and leashed (6' maximum) at all times when on the Common Elements (grassed areas, streets, etc.).

7) **PARKING:** Parking is very limited. In addition to the singular carport and driveway apron in front of a Unit, allowed vehicles may be parked in the limited excess parking on Cameo Drive at the entrance to the Association and on the streets of the Association. Street parking is not allowed on days when garbage is collected and vehicles should not be parked directly across from another vehicle parked on the street. Parking on the grass and in marked NO PARKING areas is prohibited at all times.

8) **ARCHITECTURAL CHANGES:**

- a. Any alterations, both physical and/or in appearance, to the outside of a unit and the areas immediately adjacent to the walls of a Unit must have prior written BOD approval before any changes are made by/for a Unit Owner.
- b. Any architectural changes made by a previous Unit Owner become the responsibility of future Unit Owners to maintain, repair, and insure – including any garden areas immediately adjacent to the walls of a Unit.

9) **UNIT OCCUPANCY LIMITS:** All Units within the Association have an occupancy limit of 2 persons per bedroom.

10) **AMENITIES:** There are no Amenities (i.e. clubhouse, pool, etc.) that are part of the Association or included with Unit ownership. There are amenities in close proximity to the Association that Unit Owners may join on a voluntary basis and with terms agreeable between the Unit Owner(s) and the amenity's management. Any costs associated with a Unit Owner's use of, or membership in, those amenities is the sole responsibility of that Unit Owner(s).