

**HERITAGE VILLAGE WEST CONDOMINIUM January 2022  
FREQUENTLY ASKED QUESTIONS AND ANSWERS**

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**Question** What is the legal entity of the condo association, Heritage Village West?  
*Answer* *HVWCA is a condominium corporation (not for profit)*

**Question** Condominiums are usually multiple story buildings, not like the four units to a building all on one level as in this complex. Are you truly a condominium and not a home association?  
*Answer* *Yes, we are a condominium. We are guided by the Florida State Laws for condominiums and our documents reflect the condominium laws. Because of our fortunate physical living arrangement, some people tend to forget this is a condominium complex where rules and regulations of a condominium govern.*

**Question** Have all the units, common areas and facilities been completed?  
*Answer* *Yes*

**Question** Has control of the Condominium Association been turned over to the unit owners?  
*Answer* *Yes. Control was turned over in November of 1985.*

**Question** What are the total number of units and buildings?  
*Answer* *42 buildings with 4 units per building, for a total of 168 units, plus the clubhouse, the guard house and the storage shed.*

**Question** What percentage of the units are owned by the Association?  
*Answer* *Zero percent. All units are owned by buyers.*

**Question** How many units are owner occupied?  
*Answer* *As of January, 2022 owners occupied 80 percent of the units. Approximately 20 percent are seasonal renters.*

**Question** How is title held to each Unit?  
*Answer* *Title is held in Fee Simple.*

**Question** How is the Association managed?  
*Answer* *The Association is managed by a Management Company who is responsible to the Association's Board of Directors. The seven Board of Directors who are Unit Owners are volunteers who have been elected by the Unit Owners. Directors serve a two-year term.*

- Question** Who has the right to vote?  
*Answer* *Only a unit owner or a legally appointed owner representative.*
- Question** How many votes does an owner have?  
*Answer* *Each unit has one (1) vote.*
- Question** If there is more than one (1) unit owner of a unit, how is the vote cast?  
*Answer* *A unit owned by a single individual: one (1) vote.  
A unit owned by more than one individual: one (1) vote total. A vote may be split.  
A unit owned by other entities: One owner may cast one (1) vote but only having that right to vote as indicated on a Certificate of Ownership that has been signed by all owners of that unit.*
- Question** Although I am or plan to be a unit owner, I will have a mortgage. Does the mortgage holder have a vote.  
*Answer* *Yes. Any mortgage holder, whether it be a lending institution or a private individual, is required to vote for or against approval of any of the main Association document proposed revisions. For this reason, the Association will periodically request that the mortgage holder be identified together with the lender's address so that the Association can contact the lender when such situations arise. This is required by Florida law.*
- Question** Are there any unit occupancy restrictions?  
*Answer* *Yes. The use of each unit is limited.  
No more than four (4) persons are permitted to reside in a single unit. At least one person residing in a unit must be 55- years of age or older. No occupants may be less than 18-years of age. Refer to Rules and Regulations for more specifics.*
- Question** Are there any leasing restrictions?  
*Answer* *Yes. An owner may lease his/her unit but:  
Only to persons meeting the occupancy restrictions listed above.  
Only after the application fee has been paid to the Association.  
Only after the application for lease has been approved by the Association.  
A lease can be full year, part time, or seasonal. However, no lease may be for less than three (3) months and no unit may be leased more than twice in any year. A new owner cannot rent for the first two years of ownership. An owner/leaser must relinquish his/her right to use the Clubhouse and Pool and other common grounds and facilities. The owner must provide their Clubhouse/Pool key to the lessee.*

- Question** Are there any other restrictions we should know about?  
**Answer** *Yes. You should read the Association Rules and Regulations and the Association documents. Some rules are, for example:  
No pets, including those of visitors.  
Only two private vehicles to a unit.  
Park in designated spaces only. No parking on the grass or in the road.  
Autos must be registered at the office and by the Management Company and display a sticker.  
No pickup trucks without caps or similar bed covers.  
No commercial vehicles or large trucks (except for delivery and maintenance).  
No motorcycles, mopeds, motor homes, campers, modified trucks, ATVs, boats and/or trailers, or any unregistered or inoperative vehicle.  
No storage of personal items, such as bikes and grills, on the common grounds.  
No placement of signs, statues, ornaments, and shrubbery, without Association approval.  
Swimming Pool: See rules and regulations and posted signs.*
- Question** What are the condominium association fees?  
**Answer** *As of 04/01/2023 the monthly fee payable on the 1<sup>st</sup> is \$425.00.*
- Question** Are there late charges/penalties for late payments?  
**Answer** *Yes. Fees not paid by the 10<sup>th</sup> day of the month are subject to a late fee for each month late.*
- Question** What does the monthly condo fee cover?  
**Answer** *All operating expenses of the Association.  
Reserve funding for roof replacement, paving, building painting, and clubhouse/pool and other categories.  
Maintenance of common grounds such as roads and lighting.  
Outside maintenance of buildings which does not include personal furnishings and decor of the inside of the unit and the lanais.  
Cable TV excluding special channels.  
Association website: [http://www. heritagevillagewest.com](http://www.heritagevillagewest.com)  
Property damage and liability insurance for the common grounds and Buildings. Please see monthly financial statements for further details.*
- Question** Does the owner or renter need to obtain insurance?  
**Answer** *It is required that each owner have insurance coverage for personal property damage and liability which is not covered by the Association when it comes to the interior of the unit and the lanais. An owner is also liable for any damage to neighboring units or common grounds when such damage is caused on his/her part, intentionally or unintentionally. Consult with an Insurance agent familiar with coverage for condominium unit owners. The Association may require proof of insurance.*

**Question** Is there any litigation against the Association which may subject the Association to a liability of over \$100,000.00?

*Answer* *Contact DellCor Management for the most up-to-date information.*

**Question** Is there a membership fee for the use of the clubhouse and pool?

*Answer* *No membership or fee is required for use of the facilities. The use may be restricted, however, at times when planned activities are scheduled, such as bingo, exercise classes, art classes, etc. However, in the event of a death in our community, the use of the Clubhouse for a Bereavement and/or Celebration of Life takes precedence over planned activities in the Clubhouse. If you want to use the clubhouse for a private affair, it is necessary to file an application for use with the Board of Directors together with a refundable deposit of \$ 100. After the affair, it is your responsibility to clean and restore the facility to the condition it was in prior to the affair. You may not use the Clubhouse or any Association facility that will lead to a personal monetary gain, and you cannot use it without your presence.*

**Question** Where are notices posted regarding Board or Committee meetings, social functions, and any other pertinent information?

*Answer* *A bulletin board is located inside the front door of the clubhouse. Periodic mailings and emails and distribution of a monthly activity letter are also other sources of information. The HVW website, <http://www.heritagevillagewest.com>, is also another source of general information.*

**Question** Can I plant trees or shrubs to beautify my unit surroundings?

*Answer* *Only when approved by the Board of Directors. Remember that the grounds outside the unit are common grounds and come under the jurisdiction of the Board of Directors. Unauthorized plantings or erection of unapproved statuary will be removed at the owner's expense.*

**Question** How do I gain entry to the pool or Clubhouse which are locked?

*Answer* *Each owner is provided with a key by the previous owner that allows entry to the pool or Clubhouse. Renters should obtain the key from the unit owner. This key is not to be duplicated. If a key is lost, it can be replaced for a \$100 fee by contacting the Management Company.*

**Question** Can a dog or cat or other pet be kept in the unit.

*Answer* *No. No pets of any kind are permitted in the units or on common grounds, unless they are a legally certified emotional support and/or service animal. This also applies to visitors and renters, seasonal or permanent.*

**NOTE:** The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits, condominium documents and the sales contract.