



Villas of Cross Creek II Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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

A: One vote by a designated voter, one (1) per unit

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

A: Please see Governing Documents for full disclosure. Declaration, Section 12 – Use Restrictions.

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

A: Please see Governing Documents for full disclosure. Declaration, Section 12.4 – Leasing of Units.

No owner or owners of any unit shall lease or rent his unit for a period of less than three (3) months, nor may a unit be leased more than twice during a twelve (12) month period. The first day of occupancy under the lease shall determine in which year the lease occurs. No subleasing or assignment of lease rights by the lessee shall be allowed. Application and approval required.

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

A: Each unit owner must pay the Association a quarterly assessment of \$2,067.00 for 2025.

Q: Do I have to be a member in any 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. Cross Creek Master Association, each unit shall be entitled to one vote. The association fees are included in the quarterly fees paid to the Condo Association. Please contact 239-768-1166 for more information.

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 and exhibits thereto, the sale contracts and the Condominium Documents. The Association and its Board of Directors are to be held harmless for any error or omission of information that may be contained herein.

