



# Vizcaya Villas Homeowners' 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 Article VI Restrictions, Section 1

Residential purposes only and for no other purpose, No Villas shall be occupied by more than two (2) persons for each bedroom in the villa.

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

A: Please see Governing Documents for full disclosure.

Declaration Article VI Restrictions, Section 9

Leases: All Leases of a villa must be in writing and specifically be subject to this Declaration, the Articles and the Bylaws, and copies delivered to the Approving Party prior to the occupancy by the tenants.

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

A: Assessments are due on or before the first day of each month. The Monthly Assessment for 2025 is \$405.00

**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, Colonial Owners Association. Assessment is included in the monthly condo fee. Please contact them for more Information (239)-281-7152

**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.*

