

# LIVINGSTON LAKES CONDOMINIUM ASSN., INC.

## 2024 FAQ's

*Q: What are my voting rights as an owner in Livingston Lakes Condominium Assn., Inc?*

A: There are 230 total units, with 230 total votes. The owner of each unit has one indivisible vote, which may be cast in all matters that require a vote of the owners. Voting rights, along with procedures are described in the Bylaws of the Association. NOTE: Units owned in an LLC, Trust or other corporate structure must submit a Voting Certificate to designate an agent or person to vote.

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

A: The unit may be used only for residential use only. Units shall not be utilized for any commercial purposes or uses (other than ancillary home office use in conformance with applicable law). Other restrictions which may be found in the Governing Documents in detail.

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

A: No portion of a Unit, other than an entire Unit may be rented. All leases shall be in writing and be approved by the Association. No lease shall be approved for a term of less than thirty (30) days, or a single Unit may be leased more than 3 three (3) times in a calendar year. Other restrictions may be found in the Association's Governing Documents. Carriage Homes and Coach Homes restrict rental of the unit in the first year.

*Q: How much are my assessments to the Association and when are they due?*

A: Assessments are due quarterly January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup> and October 1<sup>st</sup>. Assessments are considered late on the 11<sup>th</sup> day of the month and accrue interest and late fees at 5% of the quarterly assessments and are charged interest of 18% per year. Pursuant Florida Statutes 718.116; Article 3

Assessments for 2024: Carriage Homes-\$1,561.04; Coach Homes- \$1,414.15; Garden Homes \$1,406.15

*Q: Are the Neighborhood Associations currently subject to a Special Assessment?*

A: No

*Q: Do I have to be a member in any other association?*

A: No. The neighborhood associations have merged budgets and governed under Livingston Lakes Condominium Association, Inc. There is one single assessment, which is imposed per neighborhood. Carriage Home; 2 Car Garage, Coach Homes; 1 Car Garage, Garden Homes; Parking Lot.

*Q. Are units governed by the neighborhood associations?*

A: Yes. Carriage, Coach and Garden homes all have their own sets of Governing Documents, but Governed under the By-Laws for Livingston Lakes Condo Association, Inc.

*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, expense for the onsite amenities, gate access and other common area expenses are included in the quarterly assessments to the respective neighborhood association. The Clubhouse is available for use with a payment of a cleaning fee of \$150 and advancing a security deposit of \$250.

*Q: What are the expenses will I incur when purchasing a unit?*

A: There is an application fee in the amount of \$150 and \$50 per background check per person. There is a \$150 transfer fee due at closing. Once the unit closes there is a fee to obtain key-fobs, transponders and parking permits, with the expense currently at \$20 per fob/transponder and \$5 for the parking permit.

*Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability more than \$100,000? If so, identify each such case.*

A: No.

*Q: What is the pet policy?*

A: There are no more than two (2) pets allowed. Restrictions for rottweilers, chows and Pitt-Bulls, Bull Terriers. No reptiles, pot-bellied pigs, livestock or wildlife. ESA & Service Animals are not considered pets.

*Q: What is the parking policy?*

A: There is no Commercial Vehicles, Trailers, Vans, Campers, Boats. Owner's parking vehicles in the lot are required to provide information related to the vehicle for the sake of obtaining access a gate access device and parking permit. There are no golf carts or other low speed vehicles allowed, unless at the direction of the Association related to maintenance, repair or other reasons as may deemed necessary. Exempt from restriction are electric personal mobility devices as defined in Section 316.003(83) of the Florida Statutes.

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE ASSOCIATION/CONDOMINIUM/ DOCUMENTS.**