

LAUREL HOLLOW LAND CONDOMINIUM FREQUENTLY ASKED QUESTIONS – 2022 EDITION

CONDOMINIUM ASSOCIATION DOCUMENTS CONTAIN DETAILED INFORMATION

Q. How much are my ASSESSMENTS from the Condominium Association and when are they due?

- A.** The currently quarterly maintenance fee per unit is \$600.00 for maintenance and reserves. Payments are due the first of January, April, July and October. A \$10.00 late fee is applied and 1.5% per month is assessed on accumulated balances.

Q. When are LHCA BOARD MEETINGS held?

- A.** Board Meetings are on the third Tuesday of each month at 4:00 p.m. Board Meetings are held in person at the Cabana and also via Dial PAD/Uber Conference teleconferencing. There is a phone in number to call in. All information is located on the www.laurelhollowfl.com website.

Q. When is the ANNUAL MEMBERSHIP MEETING? What NOTICE is given and what is the QUORUM requirement?

- A.** The Annual Meeting is typically held the third Tuesday in February at an offsite location within 15 miles of the community. A 60-day notice is provided and a quorum is achieved with 51% of the owners present in person or by proxy.

Q. When are my VOTING RIGHTS in the LHCA?

- A.** The Association is a not-for-profit Florida Corporation. The condominium complex consists of 93 condominium units plus common elements under complete control of unit owners and the Condominium Association. Each unit's proportionate share of ownership of the common elements and apportionment of common expenses is 1/93rd.

Each unit owner is a member of the LHCA and is bound by the Declaration of Condominium, Articles of Incorporation and Bylaws. However, only the **OWNER NAMED** in a **CERTIFICATE OF APPOINTMENT OF A VOTING REPRESENTATIVE CAN CAST A VOTE** for the unit.

Q. When was the last RESERVE STUDY completed?

- A.** A study was completed in 2019 by the Treasurer and Finance Committee.

Q. Do I have to become a member in any other association?

- A.** No. There are no membership or land use fees to use community facilities.

Q. Is there a SALE or LEASE application fee?

- A.** The sale or lease application fee is \$100.00. The documents are available on the LHCA website or from the Secretary. The selling owner must complete an Application to Sell for any unit under contract to a prospective buyer. A leasing owner must complete an Application for Lease when a prospective tenant is identified.

Q. What is the time required for processing a sale or lease application?

- A.** Thirty (30) days are allowed for a consent to transfer to be approved or denied by the Board after a completed request form is submitted.

Q. Is there a minimum rental period?

- A.** In no event shall a unit be leased for a term of less than one year. The LH Board of Directors must review the proposed lease prior to granting approval.

Q. Is a prospective owner or tenant interviewed prior to purchasing or leasing a property?

- A.** No.

Q. Does the community employ a PROPERTY MANAGEMENT firm?

- A.** No. LHCA is a self-governed community led by a five-person Board of Directors. The community is managed effectively and efficiently by a large base of generous residents who volunteer their time and skills. When appropriate, subcontractors are hired.

Q. What EXTERIOR MODIFICATIONS can I make to my home?

- A. No change** in the **elevation** of land shall be made on any unit or any portion of the Condominium grounds without prior written approval of the Board.

A **Home Exterior Modification Request Form** with written Board approval or Architectural Committee approval is required **before** change, construction, repair, modification or improvement to the exterior can be made.

Q. What is the PET POLICY?

- A.** Animals are not allowed in the Cabana/Pool area.

Dogs, cats and birds, each in reasonable numbers, are allowed as pets, but not for commercial purposes. No pet shall be permitted outside a dwelling except for dogs on a leash and in the charge of a handler, who is responsible for cleaning up and disposing of pet waste.

Q. What are the VEHICLE RESTRICTIONS?

- A.** Vehicles greater than 35' long or 13' high are not allowed to enter the community.

The speed limit is 15 mph at all times in all parts of the community.

No driving or parking on lawns or common grounds and no parking on a street overnight is allowed.

Trailers, campers, habitable motor vehicles, trucks, vans or boats shall not be kept or stored on any part of the LHCA property that is not an enclosed garage.

Moving on or off the property should be scheduled Monday through Friday 7:30 a.m. to 4:00 p.m.

Q. Are there GENERAL RESTRICTIONS?

- A. NO SMOKING.** A smoke-free designation was made by the Developer for all common areas. Smoking by owners, guests or contractors is allowed only on an owner's property.

NO NUISANCE shall be caused or permitted by any owner or guest on LHCA property.

Nor shall there be any use or practice which is the source of annoyance to other occupants.

LAKE RULES prohibit swimming or boating or trespassing to or from the lake through private property. Fishing is allowed as catch-and-release for residents and guests 16 or older and younger children supervised by an adult. A pier or dock is not allowed to be built over the lake surface.

POOL RULES are posted by the shower and in a Cabana display case and include no running, jumping or diving. The hours are dawn to dusk. Additional restrictions are posted to address all LHCA rules and Sarasota County regulations.

NO SOLICITING and **NO TRESPASSING.**

Q. What are the guidelines for GENERAL MAINTENANCE?

- A. Trees** that are diseased or dead must be removed promptly by the owner.

Landscape and irrigation maintenance for all units and common areas is the responsibility of the Board, and no resident may interfere with the Board or its agents in maintaining any unit or common area.

Repair costs due to resident damage, delivery damage or contractor damage to community property will be paid by the community and passed through to the homeowner.

Q. When is GARBAGE/RECYCLE pickup?

- A. Weekly** pickup is on **Thursdays** by Waste Management, Inc. (unless a holiday week).

Garbage must be in closed plastic bags that are placed at the street the morning of collection.

If preferred, closed bags can go into a plastic container (garbage can) and placed at the street the morning of collection. Fruit from neighborhood trees is considered garbage, not yard waste.

Recycled materials in the blue cart can be put out the night before; however, wind can blow the top open. The driver will not attempt to empty a cart if the lid is not completely closed or if there is less than a 3' clearance on all sides of the cart or if the lid hinges face the street.

Yard waste in paper lawn bags, garbage cans or plastic bags can be put out the night before collection. Tied bundles 4' in length and no more than 40lbs can be placed by the street also.

The statements offered herein are summary in nature. A prospective purchaser or resident should refer to all references, exhibits, sale or lease contracts and Laurel Hollow Condominium Association documents.