

Frequently Asked Questions (FAQ's) and Answers (per FS 719.504)

Florida DBPR Form CO 6000-33-037

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET FOR COOPERATIVE ASSOCIATIONS

Polynesian Villager's Association, Inc., as of February 11, 2019

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

A: ONE vote per household regardless of the number or type of ownership.

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

A: You are required to appropriately maintain the exterior of your home and property on a regular basis. Any changes to the exterior of the home or property must have Board approval. See the office for appropriate request form. Other requirements can be found in the Bylaws, Rules and Regulations.

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

A: Owners who lease their homes do so at their own risk, however all requirements of the governing documents apply to all renters. At all times owners are fully responsible for the actions of their guests and renters. Inquire at the Park office for further information.

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

A: Maintenance fees are due monthly. Fees are set annually each November for the following year. A late fee is applied for all overdue accounts. Prepayments for any amount of time are allowed without penalty. Inquire at the office for the current maintenance fee value.

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: There are no requirements for other memberships.

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: Storage / boatyard use is available for a monthly fee. Check with the office for area(s) available and current fees.

Q: Is the cooperative 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

Q: Am I required to register my vehicle, animal, golf cart, overnight guests, etc.

A: Yes to all. General vehicle information is required for all vehicles in use or in storage. All vehicles must be licensed and operational at all times. Whether pets, emotional support animals or service animals, all animals of any kind must be registered, including if owned by renters. Golf carts must have liability insurance. The policy information must be provided to the office at which time the owner will receive a sticker to place on the vehicle. See Rules and Regulations for additional information and requirements.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE COOPERATIVE DOCUMENTS.