

CORINTHIAN GARDENS HOMEOWNERS ASSOCIATION, INC.

4802 Airport Road Naples, Florida 34105

P: 239 263 5068 F: 239 263 9357 E: wtcnaplesoffice@gmail.com

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

- Q: What are my voting rights in the homeowners association?
A: The Owner or Owners of a home shall collectively be entitled to cast one (1) vote per household.
- Q: What restrictions or rules exist in the homeowner documents on my rights of use?
A: Restrictions are contained in the Governing Documents, Rules and Regulations, and Architectural Guidelines. Homeowner use is limited to single family, residential purposes. Commercial and recreational vehicles are prohibited from parking on the property. See the Governing Documents, Rules and Regulations, and Architectural Guidelines for a complete copy of use restrictions.
- Q: What restrictions exist in the documents on leasing or selling my home?
A: All purchases and leases must be approved by the homeowner association. A non-refundable \$100.00 Sales Application fee is charged by the association and a separate check for \$500.00 payable to World Tennis Club, Inc. Leases must be for a minimum of thirty (30) days for any home. A Tenant Registration Form is required at least 7 days prior to check in and a \$100.00 Administration Fee per lease payable to World Tennis Club, Inc. Renters are not permitted to have pets. For a complete discussion of lease and transfer restrictions, see the Corinthian Gardens Homeowners Association, Inc. and World Tennis Club, Inc. Governing Documents and Rules and Regulations.
- Q: How much are my assessments to the homeowner association and when are they due?
A: Regular assessments to the World Tennis Club, Inc. are \$1,270.00, per quarter due on January 1, April 1, July 1 and October 1, 2019. There is also an annual assessment to the Corinthian Gardens Homeowners Association, Inc. of \$115.00. The Association will mail or email invoices quarterly.
- Q: Do I have to be a member of any other Association? If so, what is the name of the Association and what are my voting rights in this Association?
A: Yes. You are automatically a member of World Tennis Club, Inc., with voting rights of one (1) vote per household.
- 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: See answer to immediate previous question. World Tennis Club, Inc., provides recreational and commonly used facilities, as part of the above fees.
- Q: Are there any restrictions on my rights to use the Club facilities?
A: Yes. Dual use of the facilities is prohibited. An owner and tenant(s) may not both use the club facilities during the term of the lease. The Club reserves the right to limit the number of guests and may charge guest fees, under certain conditions. Residents and tenants are expected to accompany their guest while enjoying the facilities. Ask Club management for current Rules and Regulations.
- Q: Is the homeowners association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.
A: No.