

Tavares Ridge Condominium Homeowners Association, Inc.

barbaraproctor@bosshardtcam.com

352-671-8203 ext 103

www.TavaresRidge.com

CONDO LIVING: Condominiums are different from houses in that you will own only the inside of the unit. The outside of the building, the roof, the windows, the door, and the lawn are all common areas managed and controlled by TRCHA Board of Directors. No modifications, additions, or deletions can be done to these areas without prior written Board approval. Anything done without Board approval is considered a violation of TRCHA's rules and can result in a \$100 daily fine to the owner.

BUYERS: Per TRCHA documents all buyers MUST have prior approval by the TRCHA Board of Directors before purchase of any unit. Prospective buyers must submit an application with payment of \$25 for background check to TRCHA. Once application is received a board member will contact them to make an appointment to be interviewed by board members. After the interview, if approved, an "Approval for Transfer" document will be prepared and sent to the buyer. This document must be filed at closing. All buyers are liable for any past due maintenance fees upon purchase.

RENTAL UNITS: Per TRCHA documents all renters MUST have prior approval by the TRCHA Board of Directors before a unit can be rented. Units must be occupied by owner(s) for one year prior to requesting permission to rent the unit. TRCHA documents currently limit rental units to only 40 units. Renters must have prior approval from the Board of Directors. All persons and dogs living in the condo home must be listed on the application. No units will be approved for rental if there is a balance due on maintenance fees. A Rental Application must be submitted with payment of \$25 for background check to TRCHA prior to rental of the unit. The unit owner is responsible for all renters and their actions and any fines.

MAINTENANCE FEES: Our documents provided a maintenance fee payment plan of monthly payments. 2021 Fees are \$166 monthly with a late fee of \$10 a month if paid more than 7 days late. The finance charge on fees over 90 days is 18% annually.

UTILITIES: All utilities are paid for by the unit owner.

CO-OCCUPANTS/ROOMMATES: Must apply, are subject to a background check and Board approval.

INSURANCE: All unit owners must purchase condo insurance, and continue to maintain condo insurance. A copy of proof of insurance must be provided to TRCHA for your file.

DOGS: Currently our documents allow a maximum of 2 dogs each per unit. Your dogs must be registered with the office, have current shots and a license. Your dog is required to be on a leash when outside per state law (tethering is not allowed) and you must pick up after your dog. Nuisance barking will not be tolerated.

PARKING: All units are provided only one parking space. All unmarked spaces are open to all visitors and owners. These unmarked spaces are not reserved for any one unit but are usually used as a second car parking space for the condo home. Any unit owner with more than two vehicles must park all excess vehicles near the Water Tank across from the swimming pool or at the entrance. No motorcycles, RV's, boats, commercial vehicles are allowed in any parking spaces.

SATELLITE TV: There is a restriction on how satellite TV dishes can be installed in TRCHA. Specification sheet is given to each homeowner. NO WIRES ARE ALLOWED ON OUTSIDE OF BUILDINGS.