

# **THE WOOD AT ANDERSON PARK CONDOMINIUM ASSOCIATION, INC.**

## **FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET**

(In compliance with §718.111(12)(a)(14), F.S., §718.504, F.S. and Chapter JD-23.002, Florida Administrative Code)

**As of January 1, 2024**

### **Q: What are my voting rights in the Condominium Association?**

A: Each unit is allowed to only one (1) vote, either in person or by ballot or proxy at the Annual General Meeting and in person or by proxy at any special members' meeting.

### **Q: What restrictions exist on my right to use my unit?**

A: Unit may be used as residences only. Two pets are permitted with approval in any unit. Refer to the Rules and Regulations of the Association, along with the Restrictions in the Association's Declaration of Condominium.

### **Q: What restrictions exist on the leasing of my unit?**

A: In no event may a unit owner lease his or her unit until that unit owner has owned the unit for no less than twenty-four (24) months. There is a three (3) month minimum lease period and an application to lease must be submitted and approved by the Board before the prospective tenants may move in. A unit can be rented only two (2) times during a twelve (12) month period. See Amended and Re-stated Declaration of Condominium for further restrictions.

### **Q: How much are my assessments to the Condominium Association for my unit type and when are they due?**

A: The current monthly fee is \$579 and is due the first day of each month. Coupons will be sent to each unit by the association management company.

### **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: Yes. The Woods at Anderson Park Recreation Association Inc. Each unit is entitled to one vote at the Annual Meeting. The current monthly assessment is included in your regular monthly fee.

### **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, there are no additional fees. You will need to complete a form, pay a \$500 refundable deposit, and get liability insurance for the day of the event. For contact information see the bulletin board in the clubhouse.

### **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, the association is not involved in any court cases.

### **Q: What time is Quiet Time in the community?**

A: The quiet time for residence, guests, and contractors is 11:00pm – 9:00am.

**Q: What restrictions are there on what can be put in the dumpsters?**

A: We ask that you only use the dumpsters in your court. No liquid or chemicals, no appliances, no drums or containers, no furniture, no tires, no construction materials, no batteries are allowed. If it will not fit in the dumpster, it is up to you to have it picked up from your unit. DO NOT LEAVE ANYTHING NEXT TO THE DUMPSTER. If the dumpster is full, please just wait until the dumpster has been emptied to throw your trash in. The dumpster is dumped two times per week. Please break down any boxes to allow more room in the dumpster.

Phone numbers you should  
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[Residential Customer Service -  
Duke Energy \(duke-energy.com\)](#)

[800.700.8744](#) 7am – 7pm M-F

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Community Information