



**VISTA TOWNHOMES AT HERITAGE BAY ASSN., INC.
2024 Frequently Asked Questions**

Q: What are my voting rights in the Commons association? A: There are 104 total units, with 104 total votes. The owner of each unit has one indivisible vote, which may be cast in all matters that require a vote of the owners. Voting rights and procedures are described in the Bylaws of the Association and any recorded amendments.

Q: Is the Vista Townhomes an HOA or Condominium? A: Units are owned **Fee Simple with a Homeowners Association**, meaning owners in the Vista Townhomes own their own lots and responsible for exterior ordinary maintenance outside of FULL roof replacement, paint/caulking which is accrued in Vista Townhomes reserves.

Q: What restrictions exist in the Governing Documents on my right to use a unit? A: The unit may be used only for residential use and may not be regularly occupied by more than two persons per bedroom. No sublet of a unit as all occupants are subject to an application process, background check.

Q: What about pets? A: There is a 2-pet limit, dogs can't exceed 18 lbs. Tenants are allowed one dog, or one cat.

Q: What restrictions exist in the Governing Documents on leasing my unit? A: No portion of a Unit (other than an entire Unit) may be rented. All leases shall be in writing and be approved by the Vista Townhomes and Vista Commons with background/credit check pass-through. No lease shall be approved for a term of less than thirty (30) days, or a single Unit may be leased more than 12 twelve (12) times in any one calendar year. Renewals must be approved every 12 months, other restrictions in the Governing Documents.

Q: How much are Assessments & Fees? A: There are the following fees: Capital Contribution, Transfer Fee, Lease/Sales Application Processing fees? Assessments are due quarterly January 1st, April 1st, July 1st and October 1st @ **\$1,193 per quarter for 2024**. Delinquent units incur **a 5% late fee of assessment amount & 18% interest. Application fee of \$250, plus \$50 for each background check** for lease/sale processing for credit/background check. **\$3500 Capital Contribution Fee due and payable at closing** payable to Vista at Heritage Bay Commons Association, Inc. Assessments are NOT included in your Mortgage and due and payable directly. Vista Townhomes Vista Townhomes utilizes Unsworth, Marretta & Unsworth CPA, 3960 Radio Rd., Suite 203, Naples, FL 34104. Karen Phillips @ Email: karen.phillips@umucpa.com. The CPA prepares the compiled financials, year-end financial and annual budget.

Q: Is the Vista Commons or Vista Townhomes subject to a Special Assessment? **2024 Special Assessments; Vista Townhomes \$1000 and Vista Commons \$500.**

Q: Do I have to be a member in any other association? A: No. Owners belong to the Vista Townhomes at Heritage Bay Association, Inc. The Vista at Heritage Bay Commons Assn., Inc. is the Master Association which governs parking, pool, gate/access and has 3 Board members appointed by Vista Townhomes, Vista I & Vista III. A Board member is appointed Vista Commons by the Vista Board of Directors to represent Townhome members.

Q: Is the Vista Townhomes governed by other associations? Yes, the Vista Townhomes has its own Governing Documents, then also subject to the Governing Documents for the Vista at Heritage Bay Commons Assn., Inc.

Q: Am I required to pay for recreational or other commonly used facilities? Quarterly Assessments for the Vista Townhomes include a pass-through expense(s) paid to the Vista Commons for the amenities, gate, trash, water, streetlights and common area insurance, pest control, lawn maintenance and janitorial.

Q: Is the Homeowners 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.

Q: How is parking assigned? Each unit has one assigned marked spot. A guest spot is only available if there is a second driver over the age of 18 is needed. Vehicles in LLC's or alternative names are not permitted to be parked in the lot.

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE ASSOCIATION(S) GOVERNING DOCUMENTS