

Amherst Cove of Naples Condominium Association, Inc.

2022 Frequently Asked Questions

Q: What are my voting rights in the condominium Association?

A: Each unit is entitled to one vote.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: Each unit shall be used as a single-family residence only. See Amherst Cove Rules & Regulations.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: Units may not be rented for less than thirty (30) days with no more than four (4) leases in a calendar year. All prospective tenants must submit to the Association a lease application (20) days prior to the start date of the lease. All tenants must be approved by the Association. A non-refundable \$100.00 application fee is required. Tenants are not permitted to have pets.

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

A: The Association assessments are \$1,245.00 and are due the first day of each Quarter (January, April, July and October) regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?

A: Yes. Royal Wood Master Association. Contact Royal Wood at 239-774-2213.

Q: Who Holds the master insurance policy for liability and hazard?

A: Insurance and Risk Management: 239-649-1444.

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: If Golf Privileges are desired, a Royal Wood Owner Application for Golf Privileges must be completed and approved by the Amherst Association President and the Royal Wood Master Board. There is a separate fee for golfing payable to the Royal Wood Golf and Country Club.

Q: Is the Condominium 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.

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 Condominium Documents.