

# **WINTER HAVEN HARBOUR APARTMENTS, INC**

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

### **Q: What are the monthly maintenance fees and assessments, if any?**

A: The monthly fees are based on size of unit. We have three different sizes:

- \$437 for a deluxe 2BR, 960-square-foot unit.
- \$350 for a 2BR, 840-square-foot unit.
- \$263 for a 1BR, 640-square-foot unit.

### **Q: How come your fees are much lower than others?**

A: WHH is a condominium community that has been self-managed since 1964. Consequently, monthly maintenance fees are lower than other condominiums for comparable amenities and aesthetics.

### **Q: Will there be any other assessment fees?**

A: There may be a special assessment from time to time whenever the expenditures to repair or replace damaged common areas exceed the money available in the operating budget. Generally, these special assessments will be unpredictable and are the result of uncontrollable causes, such as damage from weather.

### **Q: Can I rent or sublease my unit?**

A: No, only one (1) leasing slot is available in the condominium complex and it is currently filled. That slot will not be competitively available to unit owners until the current tenant vacates. Subleasing is not permitted.

### **Q: What are my voting rights in the condominium association?**

A: The owner, or owners, if the title is to be held by more than one person, is entitled to one vote per unit at the annual meeting, or at any specially called meeting of the owners.

### **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?**

A: No, you are not required to be a member in any other association.

### **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: There are no rental or other fees to use recreational facilities of common property.

### **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: There are no pending court cases involving the condominium association.

### **Q: Do I need to notify the condominium board if I want to sell my unit?**

A: Yes, you must notify the association board of your intentions as soon as possible. Refer to WHH Rules, Regulations, Procedures for the specific procedures.

**Q: What are some of the key restrictions for residing at WHH?**

A: The following is a summary. For more details go to “Key Restrictions Summary”

- At least one resident owner in the household must be 55 years of age or older.
- Purchases are restricted to permanent or seasonal resident owners.
- No resident under the age of 12 may reside in a unit.
- Smoking is prohibited throughout the complex as well as in individual units.
- Pets are not allowed.
- An owner must reside in the unit and own it for two or more years before it can be leased.
- Available leasing slots are reduced as vacancies occur. All slots are currently filled.
- Guests are limited in frequency and duration of stays with the owner present.

**Q: How do I go about buying a unit in WHH?**

A: You should visit with a WHH Community Representative before you contract to purchase. Ask your real estate agent to set up a meeting through our President. Go to “How Approval Works” for step-by-step process.

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**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY  
IN NATURE FOR A PROSPECTIVE PURCHASER.**

*Winter Haven Harbour complies with all federal, state, and local Fair Housing laws. Age-restricted status is maintained under the Federal Housing for Older Persons Act (HOPA). All applicants will be treated equally in accordance with governing documents and applicable law.*