

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Elite Resorts at Citrus Valley Condominium Association, Inc.

**16246 Citrus Parkway
Clermont, Florida 34714**

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

A: There is one (1) vote for each Unit in the Condominium. (See Article 2.5 of the Bylaws)

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The Units are restricted to single family private dwellings. There are no age restrictions. Only dogs and cats may be maintained on the Condominium Property and no Unit Owner may maintain more than two (2) pets at any one time. Certain breeds of dogs are prohibited – Pit Bulls, Rottweilers, Doberman Pinschers. Any grills placed outside must be maintained in a neat and orderly manner. No Mobile Homes are permitted on Condominium Property. Unit Owner may not make any addition, alteration, or improvement to his or her Unit, the Common Elements, the Limited Common Elements, or the Association Property without approval by the Condominium Association and all such additions must comply with the permitting and zoning requirements of the Lake County Code. (See Articles 12, 22 and 28 of the Declaration and Rules and Regulations). Lake County limits occupancy of a Unit to a maximum of one hundred eighty (180) days.

Q: What restrictions exist in the condominium documents on the leasing of my Unit?

A: All leases must be in writing. A rental application must be provided to the management office along with a \$20.00 fee paid for renters of Units by the Unit Owners. (See Article 27 of the Declaration.)

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The assessments are due quarterly (January 1, April 1, July 1, and October 1) and payable to Elite Resorts at Citrus Valley Condominium Association, Inc. For 2025, the assessment is Seven hundred fifty-six dollars (\$756.00) per Unit, per quarter with each Unit being uniformly assessed.

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 the association? Also, how much are my assessments?

A: No.

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: You are not required to pay rent or land use fees for recreational or commonly used facilities; however, you are responsible for the license fee set forth in the License Agreements (and the budget) until such time as the recreational facilities are conveyed to the Condominium in the accordance with the Condominium Documents.

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?

A: No.

NOTE: THE STATEMENTS CONTAINED HERIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL DOCUMENTS REFERENCED HEREIN, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

Effective Date: November 10, 2007

Revised: January 22, 2025

ELITE RESORTS AT CITRUS VALLEY FAQ'S

Answers to Some Common Resident Questions

Q. Who is my Association Manager?

A. Daphne Saxton is the new Association Manager for the Community. It is her responsibility to manage the everyday operations of the Association, to oversee the common areas and perform site inspections to ensure the standards of the community are maintained. Daphne can be reached at:

Email: dsaxton@LelandManagement.com

Phone: (352) 432.9429

Q. Who should I contact if I have a question about my account?

A. The Resident Support Department is available to answer any questions that you may have regarding your account. You can reach Resident Support at:

Email: ResidentSupport@LelandManagement.com

Phone: (407) 781-1188

Q. Who should I contact if I need to update my contact information?

A. The Resident Support Department is available to update all homeowner information. You can reach Resident Support at:

Email: ResidentSupport@LelandManagement.com

Phone: (407) 781-1188

Q. How can I make payments?

A. Residents can make one-time payments or set up recurring payments in their online Resident portal. For mailing payment or billpay, be sure to include your account number on your check and send to the following:

ALLIANCE BANK:

Payment Processing Center: P.O. Box 621055 Orlando, FL 32862

Payment Site: <https://onlinepay.allianceassociationbank.com/home.aspx>

Payment Support: Payments@allianceassociationbank.com or

1-888-734-4567

Q. Who should I contact if I need help registering for my Resident portal/website?

A. The Resident Support Department is available to assist all homeowners register for their community's portal/website. You can reach Resident Support at:

Email: ResidentSupport@LelandManagement.com

Phone: (407) 781-1188