Frequently Asked Questions

The Marsh Landing Villa II Owners Association does not own any property.

All lots are owned by the individual owners.

They are attached single family homes.

- **Assessments**

  Question: What are the current Marsh Landing Villa II OA assessments?
  Answer: The 2021 Marsh Landing Villa II OA assessment is $460.00 per quarter.

  Question: When are the regular assessments due?
  Answer: Assessments are due on or before the start of each quarter: January 1st, April 1st, July 1st, and October 1st.

  Question: Will I receive an Invoice each quarter?
  Answer: Florida statutes do not require the Association to send Invoices. All owners are sent a quarterly reminder of the status of their account each quarter. Automatic payments can be set up with most banks or through the Property Management Company to pay this obligation.

  Question: What does the Marsh Landing Villa II OA quarterly Assessments include?
  Answer: The regular Marsh Landing Villa II OA quarterly assessments include *****basic lawn care, lawn irrigation (as allowed), reserve funding for exterior painting, reserve funding for roof replacement (see insurance section). *****[Includes turf fertilization & pest control, shrub trimming, annual trimming of Sable Palms, and mulching fronts of buildings.

- **Property**

  Question: Am I able to modify the exterior of my villa?
  Answer: Villa II owners must follow Marsh Landing Architectural Modification Committee Specifications and get prior approval from the Boards of Directors of Villa II and

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Marsh Landing Community Association.

Question: What are the exterior paint colors of the buildings?
Answer: Base Color: Universal Khaki Sherwin-Williams SW 6150
Trim: Panda White Sherwin-Williams SW 6147

Question: Who is responsible for replacement of sod, trees, and/or bushes?
Answer: The property owner.

• **Leases**

Question: Will I be able to lease my unit?
Answer: Yes, units are allowed to be leased after you have owned the property for at least 36 months.

Question: What is the minimum lease period?
Answer: The minimum lease period is 60 days.

Question: Is there a limit on how many times per year a unit can be leased?
Answer: Yes, a unit can be leased a maximum of three (3) times per year.

• **Insurance**

Question: Who is responsible for insurance coverage?
Answer: Since the Villa II OA does not own any property; the individual homeowners are responsible to cover their own property.

Question: Will I need to purchase Flood Insurance?
Answer: Property within Villa II are not currently listed in a flood zone. Many owners have chosen to purchase flood insurance as any water damage is not usually covered by regular homeowners insurance policies.

Question: Who is responsible for any damage to Villa II roofs and/or buildings?
Answer: The individual owners are responsible.

Frequently Asked Questions

Question: How do I obtain a Wind Mitigation Report for my property?
Answer: This would be done in conjunction with your individual homeowner insurance policy through your insurance agent.

- **<u>Other</u>**

Question: Whom should I contact if I have and question(s) or concern?
Answer: Please contact our Property Manager with any question and/or concern(s).

Question: How many units are there in Villa II?
Answer: 47 Villa Homes.