

THE GALLERY ***AT RIDGEWOOD LAKES CONDOMINIUM, INC.***

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Gallery @ Ridgewood Lakes

As of January 1, 2025

- Q. What are my voting rights in the condominium association?
A. There shall be only one (1) vote for each unit. See the Declaration of Condominium 13.7, By-Laws 3.01.
- Q. What restrictions exist in the condominium documents on my right to use my unit?
A. Each of the Units shall be occupied and used only for residential purposes, and not for business, commercial or other purposes. See General Rules and Regulations 4.
- Q. What restrictions exist in the condominium documents on the leasing of my unit?
A. The Lease of any Unit shall be for a duration of no less than 30 days. Short Term Rentals (as defined in Section 2.21) are prohibited. See the Seventh Amendment to Declaration of Condominium 17.1 See General Rules and Regulations 4.
- Q. How much are my assessments to the condominium association for my unit type and when are they due?
A. \$1,512.00 per quarter, due on the 1st day of the quarter and late if not paid by the 10th of the first month of the quarter. See the Declaration of Condominium 12.3 and the 2025 Budget.
- Q. Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?
A. You are automatically a member of the RIDGEWOOD LAKES MASTER ASSOCIATION, INC. Please contact RIDGEWOOD LAKES MASTER ASSOCIATION, INC., c/o Vesta Property Services, 189 S. Orange Avenue, Suite 1420B, Orlando, FL 32801 for this information. Their telephone number is 407-872-7608.
- Q. Am I required to pay rent or land use fees for recreational or other commonly use facilities? If so, how much am I obligated to pay annually?
A. There are no rents or land use fees for normal, everyday usage of recreational or other commonly use facilities above the Real Estate Taxes for these amenities.
- 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.

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