

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Cape Sable Lakes Association, Inc. A Single Family, Covenant Restricted, 55 and Older Community

Q. What is Cape Sable Lakes?

A. Cape Sable Lakes is a Community of 173 Single Family Mobile Homes incorporated as a Homeowners Association under State of Florida Statutes, Chapter 720. Lots are individually owned and deeded with restrictions governed by the Declaration of Protective Covenants, Conditions and Restrictions; Articles of Incorporation; By-laws; and Rules and Regulations.

Q. What are the Association requirements in order to purchase property within the community?

A. Approval for Owner Membership in the Association and Residency is required prior to the purchase or occupancy of any property in the Community (Section II). Applications forms and copies of documents must be obtained from an association officer or from Guardian Property Management, 6704 Lone Oak Blvd., Naples FL 34109, 239-514-7432. Application forms can also be obtained online at: capesablelakes.com

Q. What are the age restrictions for owners and residents?

A. There is no age restriction for owners. At least one resident must be 55 years of age or older and children under 18 years of age are not allowed. (Section VII A)

Q. What are the restrictions on who may be a resident?

A. Every mobile home shall only be used as a residence for the owner and his family and guests (Section VII). Single family residences may not be occupied by a second family. Duplexes and room rentals are not allowed. Collier County Ordinance 2004-58 Section 6 limits occupancy to approximately one person per 200 square feet.

Q. What are the restrictions on guests?

A. Guests of any age or relationship are permitted but are limited to 60 days per calendar year per guest. Guest compliance with the Rules and Regulations and any consequential repercussions are the responsibility of the Owner and/or Resident who the guest is visiting.

Q. What are the restrictions on Sale, Lease and Rental?

A. Every Sale, Lease, Rental or transfer of interest shall be subject to the approval of the Association. No one may take occupancy until approved in writing by the Association (Sections II and IX).

Q. What are the Association Fees and what is provided?

A. As of the fiscal year beginning March 1, 2009, the fees are \$100.00 per month per single lot (Section XVIII). The Association provides Standard Cable TV, Lawn Mowing, Community Sewer, Irrigation Water, Maintenance of Two 4 Acre Lakes and Association amenities such as the Club House, Cabana, Two heated Swimming Pools and related facilities.

Q. What other routine expenses can be associated with ownership?

A. Typical Owner expenses are Water & Sewer, Electric, Telephone, Premium Cable TV, Internet Provider, Lawn & Shrub Care, Pest Control, Insurance and Property Taxes which include trash pickup.

NOTE: THE STATEMENTS ABOVE ARE SUMMARY IN NATURE AND SHOULD BE CONFIRMED BY INVESTIGATION AND REFERENCE TO RELEVANT DOCUMENTS.