

For clarification, the following FAQ’s refer to the restated and amended documents that were issued for vote at the February 2022 annual meeting. These documents can be found on the Kingslake.today website home page under the heading Committees. These do not apply to our old documents unless stated. As the Documents Review Committee recommends additional changes, we will add to these FAQ’s in order to clarify provisions under revision which will be incorporated for a re-vote. We also plan on providing a redline copy of the document changes on the website for additional review. These are in progress and our goal is to have them on the website by the end of May if possible.

**1. CAN I RENT MY SINGLE FAMILY HOME PROPERTY? - Yes**

See Protective Covenants, 10.2 A. Property may be leased up to 6 times per year with a minimum lease of 30 days. This gives an owner the flexibility to rent for multiple months at a time. This provision is being modified to approve a lessee from year to year in cases of multiple year leases to the same lessee.

Condominium Associations may have more restrictive rental rules which would take precedence.

**2. DO THESE DOCUMENTS APPLY TO CONDOS AS WELL AS SINGLE FAMILY HOMES? - YES**

These are Master Association documents. In cases where a condominium association and the master have a provision dealing with the same issue the MORE RESTRICTIVE, (usually condominium), rules apply.

Example: Master association may allow non-commercial trucks to be parked in a driveway overnight for single family homes while a condo association may restrict truck parking altogether.

**3. CAN THE BOARD OR THE ARC ENTER MY PROPERTY WITHOUT PERMISSION? – NEVER INTERIOR. EXTERIOR ONLY AS STATED BELOW.**

In cases where a homeowner submits an ARC request form to the association in order to modify the EXTERIOR of their home, such as add a pool, an outside addition, expand a driveway, etc., the owner provides contractor drawings and copies of their County permits to the property manager. These plans are then reviewed by the ARC committee for approval. When work is complete, County inspection approval suffices and the ARC request is closed.

If this does not occur, and there is question that the work was not completed as submitted, ARC is required to give official notification to the owner that an additional EXTERIOR inspection may be required. Covenants 6.7 in revision.

**4. IS GRANDFATHERING ALLOWED FOR SHORT TERM RENTALS?**

In cases of rentals, NO. However, this provision is not retroactive. Therefore, any lease that has already been entered into by an owner, before the recording of the amended and restated documents, would be subject to the old restrictions. Anytime a new lease is entered into, the new documents would apply.

**5. CAN I SELL MY HOUSE TO ANYONE I WISH?**

Transfer of ownership, of any property requires an application to be presented and approved. Inheritance by individuals such as a spouse or blood relative, cannot be denied.

Covenants 9, under revision.

**6. IF MY HOUSE IS SERIOUSLY DAMAGED, MAY I CLEAR ALL OF THE DEBRIS AND MAINTAIN AS A VACANT LOT? – YES** To be included in Covenants 8.3

**7. MAY I INSTALL AN ELECTRONIC FENCE TO KEEP MY PETS IN MY YARD. – YES**

To be included in Covenants 7.4 and 7.21

**8. MAY THE BOARD ARRANGE FOR REPAIR OF MY PROPERTY IF I DO NOT MAKE REPAIRS? – YES** – This is also required by our existing documents.

The Association, upon sufficient notices to the owner which have gone un-responded to, may repair, replace or maintain any item which constitutes a hazard to other property or residents, prevents the assoc. from fulfilling its maintenance responsibilities, or which has a materially adverse effect on the appearance of the property. See Protective Covenants 5.3.

**9. MUST MY SINGLE FAMILY HOME HAVE A GARAGE? – YES,** minimum 2 car.

This is no change from existing documents.

**10. MAY I HAVE A WINDOW OR THRU WALL A/C UNIT? - YES**

Wall or window A/C units are not permitted on the front or street side of a unit. See Protective Covenants 7.13, under revision.

**11. IS APPROVAL OF ARC REQUIRED BEFORE REMOVING OR REPLACING TREES AND SHRUBS? - NO**

**12. DOES THE HOLIDAY LIGHTS PROVISION, PROTECTIVE COVENANTS 7.28, ONLY APPLY TO THE FRONT OF SINGLE FAMILY HOMES? - YES**

This provision does not address the interior of single family homes or their lanais.

**13. CAN SINGLE FAMILY HOMES FORM THEIR OWN ASSOCIATION?**

YES. A new declaration and documents must be voted on by all single family homeowners and their mortgagees, if any. The newly formed association would only consist of owners who opted in by vote. Those not opting in will not be included as part of the newly formed association. Both groups would still be governed by the Master Association.

**14. WHAT IS THE PROCESS FOR MAKING CHANGES TO GOVERNING DOCS?**

Once revised documents are approved by the board they can be voted on by the membership either at the annual homeowners meeting or in a special meeting.

**15. WHAT IS A QUORUM?**

There are 1178 owners in the Kings Lake HOA. A quorum is 25% or 295. This means a minimum of 295 owners are required to submit a proxy to vote.

**16. HOW DOES A PROXY CARD WORK?**

The Master association has always used a general proxy, not a limited proxy. This means that an owner, by properly filling out their name, address and signature may choose to give their proxy to the Secretary of the Assoc or any other person they designate to vote in their stead in all matters up for vote at the annual meeting. Proxies are valid for 90 days.