

## 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 \$500.00 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.

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**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.



- **Other**

**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.