

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

CONQUISTADOR HOMEOWNERS' ASSOCIATION as of 2026

THIS QUESTION-AND-ANSWER SHEET IS SUPPLIED TO YOU PURSUANT TO THE REQUIREMENTS OF FLORIDA LAW. THE ANSWERS ARE NOT INTENDED TO BE ALL INCLUSIVE. IT IS RECOMMENDED THAT YOU READ YOUR DECLARATION OF HOA, ARTICLES AND BY-LAWS. IF YOU HAVE ANY QUESTIONS, YOU SHOULD SEEK LEGAL COUNSEL OF YOUR CHOICE.

1. Q: What are my voting rights in the homeowners' association?
A: One vote per unit on all issues at general meetings of unit owners.

2. Q: What restrictions exist to the homeowners' documents on my right to use my unit?
A: a. No unit shall be used for any purpose than as and for residence or dwelling.
SINGLE FAMILY RESIDENCE OR DWELLING –a residence or dwelling in which the residents are all family members, or in which the residents are not more than two unrelated individuals.
b. Units must be kept in good repair and condition at all times.
c. No signs except for standard name plate on door.
d. Unit owners will be permitted to have only **one pet (cat or a dog)**.
e. Exterior changes require Architectural Committee Approval.
f. No clothing, bedding or the like shall be dried in any outdoor area.
g. All garbage or trash shall be disposed of in the proper garbage receptacles. Trash pick-up is Monday & Thursday, recyclables is Monday, yard waste: Wednesdays.
h. Owners must exercise extreme care that musical instruments, televisions, radios, etc. do not disturb other occupants.
i. All such sound as covered in (h.) must be discontinued between the hours of 11 p.m. and 9 a.m.
j. No child under the age of 18 shall reside in any unit. **No unit shall be occupied unless one person residing has attained the age of 55.**
k. No one-bedroom unit shall be permanently occupied by more than two individuals. Likewise, no two-bedroom unit by more than four individuals, or three-bedroom unit by more than six.
l. Unit owners will be permitted to have visitor occupants of any age up to three weeks in any six-month period or six weeks in any twelve-month period.
m. Vans, trailers, and motor homes may park at a residence up to 48 hours, only for the purpose of loading and unloading.
n. Trucks in compliance with the size restrictions outlined in the governing documents are allowed on CHA common property.
o. Visitors with trucks are allowed to park for up to three weeks in the maintenance area. Parking passes must be obtained from the office before parking.

3. Q: What restrictions exist in the homeowners' documents on the leasing of my unit?
A: No unit may be leased or rented for transit or hotel purpose; minimum lease is 90 days. A unit shall not be leased more than twice during each 12-month period. **No**

sub-leasing is permitted.

Lessees must be interviewed and approved by the Homes Board prior to rental. A lease application must be completed for each lease period whether or not the lessee has leased in the past. No leasing or rentals for less than 90 days. Proof of age(s) and a **\$150 application fee** payable to Conquistador HOA must be provided with lease application.

4. Q: How much are my assessments to the homeowners' association and when are they due?
A: Monthly assessments to cover operating expenses in 2026 are \$282.00 per month. Monthly assessments are due on the first day of the month.
5. Q: Do I have to be a member of any other association?
A: No.
6. Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I required to pay annually?
A: No.
7. Q: Is the homeowners' association involved in any court case in which it may face liability more than \$100,000? If so, identify each such case.
A: No.
8. A sales application must be completed prior to transfer of property. Proof of age(s) and a **\$150 sales application** fee payable to Conquistador HOA must be provided with application. Potential buyers must be interviewed and approved by the Homes Board prior to occupancy.

Prepared by: Conquistador HOA
Board of Directors