

## **Cypress Knee Cove FAQ's**

### **Is this an age-restricted community?**

Yes. Cypress Knee Cove is a 55+ community.

### **When can I move in?**

Please contact us to find out about current vacancies. Cypress Knee Cove is a land lease community, which means that the Residents own their own home and rent/lease the lot from the community Owner. The lot rent may cover specific utilities and services. If you wish to purchase a home from a current resident/homeowner, you must apply for residency and be approved prior to you residing in the home and community.

### **What is included in the monthly lot fee?**

The monthly lot fee currently includes water, sewer, and garbage.

### **Who is responsible for lawncare?**

Each resident/homeowner is responsible for the maintenance and upkeep of their own lot. The community Owner is responsible for mowing/maintaining common areas.

### **Is Cypress Knee Cove pet friendly?**

One small house pet is acceptable and can be walked on a leash for exercise and relief in public park areas. Cleaning up after the pet is the pet owner's responsibility. Aggressive breeds of dogs are prohibited. Pets must be 40lbs or less fully grown.

### **Are boat docks available?**

Yes, on a first come first serve basis. Residents/homeowners of Cypress Knee Cove can dock their boat. The maximum length of boats is 22 feet. Parking of boats and boat trailers is allowed only in the area provided, unless approved by park management in advance. Boats may be stored in carports during absence of resident.

### **What is required to move in?**

We do run a credit and background check on all prospective residents. This does involve a n indepth credit and background screening. Proof of income will be required. The application fee is \$75.00 per adult and is nonrefundable.

### **What kind of agreement is required between the Resident and Community?**

Each community has a Prospectus/Lease/Rules and Regulations; these are governed by the State- Chapter 723 in the Florida Statutes. These agreements will normally be auto-renewed annually unless otherwise stated.

### **As a Resident, what are my responsibilities?**

Resident responsibilities are covered in the Prospectus/Lease/Rules and Regulations which are presented and discussed with each new Resident. Residents in general are responsible for:

- Utilities not provided by the lot fee
- Maintenance and upkeep of their home and lot, including lawn care
- Following community rules and regulations
- Being considerate of your neighbors

**Should I have homeowner's insurance?**

If you own a manufactured home, we recommend that you invest in homeowners insurance as you would with any other investment.

**Can I review a copy of the current Community Prospectus and Rules?**

Yes! We highly encourage all prospective residents to review the current prospectus and rules prior to purchasing a home and/or residing in the community. Please contact us for the current Prospectus and Rules. We can email, fax or mail it to you for your review.

**When is my rent due?**

All lot fees are due on the 1st of the month, unless your specific lease agreement states otherwise. Any payments received after the end of day on the 5th of the month will be considered late, and will be subject to applicable fees, as outlined in the lease agreement.

**What are acceptable forms of payment?**

Payment is required by ACH direct deposit. This setup will take place upon signing/move-in.

**Is the community safe?**

We work hard to provide a safe, clean and welcoming environment for all of our Residents. You may contact the local police department to inquire about the community and surrounding areas. We are sure you will be pleased with their response. If you suspect danger or a life-threatening emergency, please call 911.