

Who provides waste management and contact information?	Republic Services Phone:(954) 583-1830	☒	
Edit	What days is (trash / waste / garbage) picked up?	Monday, Wednesday & Friday	☒
Edit	Is there a limit on the number of pets?	No pets allowed	☒
Edit	Is there a restriction on a breed of pet?	No pets allowed	☒
Edit	What is the timeframe for an ARC approval process?	30 Days	☒
Edit	When does the ARC Committee meet?	as needed, review via email	☒
Edit	Is there a paint Color chart available for the Community?	The association is responsible for painting the exterior of the buildings	☒
Edit	Where can paint be purchased to paint the exterior of the home?	N/A	☒
Edit	Are hurricane shutters permitted in the Community?	Yes, unit owners responsibility	☒
Edit	What type of hurricane shutters can be used?	All units currently have shutters	☒

Edit	What are the specific guidelines for ARC requirements?	Please refer to the ARC application	☒
Edit	Are there any fees associated with ARC's? What is the cost?	No	☒
Edit	Is there a sales & leasing application requirement?	Anyone over 18 years old has to submit a seperate application. Tenant Evaluation Application must be completed. A one page start up sheet to send to new candidates can be found under Binders/ Sale and Leasing Binder, plus pet Addendum (no pets allowed) minimim lease is 12 months New owners cannot rent unit for the first year it is owned. LEASE APPLICANTS MUST HAVE A CREDIT SCORE ABOVE 650. IF APPLYING JOINTLY ONE APPLICANT MUST HAVE ABOVE 650 TO BE CONSIDERED FOR RESIDENCY.	☒
Edit	If yes, is there a fee and what is the fee (sales & leasing)?	\$150.00 / Assn fee	☒
Edit	If yes, what does the fee cover (sales & leasing)?	Administration fee to process credit and background check	☒
Edit	Does the application require Board approval (sales & leasing)?	Yes	☒
Edit	Who does the interviews (sales & leasing)?	BOD's	☒

Edit	Where are interviews held (sales & leasing)?	As needed	☒
Edit	When are interviews done (sales & leasing)?	As needed	☒
Edit	What are the lease restrictions (sales & leasing)?	minimim lease is 12 months New owners cannot rent unit for the first year it is owned. LEASE APPLICANTS MUST HAVE A CREDIT SCORE ABOVE 650. IF APPLYING JOINTLY ONE APPLICANT MUST HAVE ABOVE 650 TO BE CONSIDERED FOR RESIDENCY.	☒
Edit	Is there a down payment (or capital contribution) required for purchase application? If yes, how much? (sales & leasing)	none Fairways is not an FHA approved project. No FHA loans.	☒
Edit	How do I obtain the Association's documents?	Castle Group	☒
Edit	Who is responsible for pest control inside my unit?	unit owner is responsibilble	☒
Edit	Who is responsible for exterior pest control?	Association	☒
Edit	Who is responsible to mow my lawn?	Association	☒

Edit	Who is responsible for the exterior of my unit?	Association	☒
Edit	Who is responsible for the interior of my unit?	UO	☒
Edit	Who is responsible for window repairs?	UO	☒
Edit	Who is responsible for screen repairs?	UO	☒
Edit	Who is responsible for the doors?	Association	☒
Edit	Who is responsible for the plumbing?	Inside the unit is UO, inside walls is the association	☒
Edit	How do I handle a roof leak complaint?	Call Castle Group at 954-792-6000	☒
Edit	Who is responsible for roof repairs?	Association	☒
Edit	If Association is responsible for roof repairs, who do I call to fix it?	Management Office	☒
Edit	Who is responsible for dry wall repair? (Damages caused by leaks)	Inside unit is UO/ Association if caused by inside wall leak	☒
Edit	Who is responsible for the common areas?	Association	☒

Edit	Who is responsible for the street lighting in the Community?	Association	☒
Edit	Who is responsible for the mailboxes?	Association	☒
Edit	Who is responsible for A/C repairs?	UO If residents needs roof access to service A/C unit must have 24 hour notice to have roof unlocked. Manager will contact maintenance. in emergency hours the lock box number will be given. lock box # 3456 key must be put back after use.	☒
Edit	Who is responsible for the utilities?	The association is responsible for water, cable, trash and sewer	☒
Edit	When is the Community scheduled for tree trimming?	1 x per year, Jan - March usually	☒
Edit	What is the lawn service schedule?	30 cuts per year. Schedule varies depending on the season	☒
Edit	What lawn services are provided to the Community?	cut, detail, edging and debris removal during each service.	☒
Edit	What is the sprinkler system schedule?	twice per week as per City restrictions	☒
Edit	Who is responsible for repairs required due to damage by Association vendors?	Vendor	☒

Edit	Who handles onsite maintenance?	Castle Employs Maintenance/Janitorial staff	☒
Edit	What are the amenities offered?	2 pools and tennis courts	☒
Edit	Is there a pool?	2 pools	☒
Edit	Is there a fitness facility?	No	☒
Edit	Is there a tot lot?	No	☒
Edit	What other amenities are there?	N/A	☒
Edit	Is there a gate to enter the community?	No	☒
Edit	Are there guards or is the gate unmanned?	No	☒
Edit	If there is a guard, what is the gate phone number?	No	☒
Edit	How do I register guests at the gate?	N/A	☒
Edit	How do I obtain a gate access device / clicker / remote?	N/A	☒
Edit	How much does a gate access device / clicker / remote cost?	N/A	☒

Edit	How do I obtain pool keys (clubhouse)?	class="ExternalClass6On-site office during the hours of 9:00am - 4:30 p.m. Tuesday and Thursday	☒
Edit	What is the cost of pool keys (clubhouse)?	First Key Fob is free of charge. Additional fobs (max 2 per unit) are \$75.00. Tennis Courts \$ 50.00	☒
Edit	Is there a limit on gate access / remotes / clickers / keys that an owner can purchase?	2 per unit.	☒
Edit	Is there a clubhouse facility?	No	☒
Edit	Can I book / rent part of the clubhouse facility?	No	☒
Edit	Clubhouse (rental fees and restrictions)	No	☒
Edit	Deposit due (if any) for Clubhouse facilities?	No	☒
Edit	What are the hours of the Clubhouse, pool, tennis courts, etc...?	Pool Hours: Sun up to Sun down, Tennis Courts open until 10:00 pm	☒
Edit	How do I obtain mailbox keys?	Building 1 & 2 mailboxes were replaced on 9/15/15. New keys available at the office next to the main pool during office hours. M,W 9:00AM -5:00PM, Friday 9:00AM - 1:00PM. After keys are distributed owner is responsible for keys and if lost must contact the post office or a lock smith to get a new key. Buildings 3 & 4 keys are not held by management. For new keys they need to contact the post office or lock smith.	☒

Edit	Who are the Board Members?	Lida Cifuentes-Pres., Frank Lorenzo-Secr., Andrea Gomez- Director., Patricia Le Marier VP, Thomas Alto - Treasurer. Clara Pecorella, Judy Stubb & Alejandro Melendez	☒
Edit	When are Board Meetings held?	Every other month, typically the third Thursday. Watch for sign in lobby	☒
Edit	Annual Meeting Date?	7:00 PM in , September per the Condo Doc.at the Bonaventure Town Center.	☒
Edit	Number of seats on Board?	There is currently a 8 member Board. 9 seats	☒
Edit	Do we receive coupons or statements?	Coupons are issued by BBT. In the case of new owner PM placed the request with accounting for them to request coupon to BBT.	☒
Edit	What is the address to send the maintenance payments / fees?	Fairways at Bonaventure Condominium Association, Inc. BB&T Webvault P.O. Box 628207 Orlando, FL 32862-8207	☒
Edit	Which payments / fees pertain to the Association and which pertain to Castle?	N/A	☒
Edit	What is considered Common Area?	All areas outside the home unit	☒
Edit	What are the Clubhouse hours?	N/A	☒
Edit	Are there any Clubhouse restrictions? if yes, specify?	N/A	☒

Edit	What rights do renters / occupants / representatives have within the Association?	See the home owners Documents	☒
Edit	When can Hurricane Shutters be put up and when should they be taken down?	72 hours prior to hurricane and 7 days after hurricane conditions have subsided.	☒
Edit	Are there parking decals and/or vehicle registration required for the community?	Yes	☒
Edit	Who / where does the HO call to obtain parking decals and / or registration forms?	On-site office located at the Tennis Court / Pool area.	☒
Edit	Are there assigned parking spaces, how many, who assigns them and can the HO request spaces be altered.	Yes and it is mapped out by Unit, assigned space cannot be altered.	☒
Edit	Are there move in / out restrictions; dates, time, size of delivery van, access to community if secured?	Moving and Deliveries are to be done during normal business hours	☒
Edit	Who is responsible for the trees in the "swale" areas in front of homes?	N/A	☒

Edit	Who is responsible for sidewalk maintenance and repair?	Association	☒
Edit	Did the Association contract a towing service, if yes, name and contact info?	Yes	☒
Edit	Who authorizes cars to be towed by the towing service?	Board of Directors	☒
Edit	What is the processing time for a sales & leasing package to be returned to an applicant?	30 days	☒
Edit	What is the minimum length of lease allowed and are there restrictions on how many times per year the property can be leased?	minimim lease is 12 months New owners cannot rent unit for the first year it is owned. LEASE APPLICANTS MUST HAVE A CREDIT SCORE ABOVE 650. IF APPLYING JOINTLY ONE APPLICANT MUST HAVE ABOVE 650 TO BE CONSIDERED FOR RESIDENCY. NO DOGS	☒
Edit	Who maintains the lake?	N/A	☒
Edit	Who is the insurance company?	Ace Underwriter Group- Alice Francis - Vice President 954-581-0202	☒
Edit	What is the procedure for the emergency key to the HO's unit?	The Board of Directors and Property Manager have Keys to all units	☒

Edit	Who is responsible for Tree and Grass replacement?	Association	☒
Edit	Who is responsible for landscaping issues?	Association or the landscape service provider; 4 Evergreen	☒
Edit	When is a wetcheck done?	Monthly	☒
Edit	Who are W/O's faxed to?	N/A	☒
Edit	Who creates the estoppel's?	Castle Management	☒
Edit	What is classification of buildings # - #?	Building 1 - 4	☒
Edit	Who is responsible for Palm Frond Pickup?	N/A	☒
Edit	Who is the Backflow Certification Vendor	Broward Backflow	☒
Edit	What is late fee amount and late date?	\$25 after the 10th day of each month	☒
Edit	Who is the irrigation company and phone number?	Sunset Maintenance, Rafial 954-560-6569	☒
Edit	Process for deposit returns?	Contact management office Resident services department to process security deposit refund. Please have owner provide a copy of cashed check if it is not in Jenark.	☒

Edit	Who is responsible to replace lights directly outside the front door of unit?	Association	☒
Edit	When are Moving Trucks allowed in the community?	regular Business Hours	☒
Edit	Who is the Pool Vendor and number?	A-Clearwater Pool Service: 866-859-1375	☒
Edit	Who maintains the fountains	N/A	☒
Edit	When is the Restaurant Closed?	N/A	☒
Edit	How do I obtain the gym key?	N/A	☒
Edit	What is the Florida Alligator Hotline?	866-392-4286	☒
Edit	Are Satellite Dishes permitted?	No, cable is included in the maintenance fees.	☒
Edit	Are POD's Allowed	No	☒
Edit	Is there a color pallet?	N/A	☒
Edit	When are garage sales allowed?	Not Permitted	☒
Edit	What documents are required when	Follow the ARC application	☒

	submitting an ARC Application?		
Edit	Upcoming Community Activities	N/A	☒
Edit	Who is responsible for mosquito service		☒
Edit	Does the association know which one is my mailbox number?	Unit numbers on the mailboxes.	☒
Edit	How do I gain entry to the buildings?	Buildings are open	☒
Edit	Where can I purchase show tickets?	N/A	☒
Edit	When is the Café Scrip card funded?	N/A	☒
Edit	Can additional funds be added to Café Scrip card?	N/A	☒
Edit	Are there any exceptions to overnight parking rule?	Guests are allowed to park overnight in designated guest parking spaces.	☒
Edit	Is there any age restrictions?	No	☒
Edit	Who is responsible for Bee Removal?	Bob Brown 954-562-7725	☒

Edit	What is the pool temperature?	temperature varies	☒
Edit	Does the pool heater need to be turned on?	Heated November through March	☒
Edit	When is the pool heater turned off?	end of March	☒
Edit	Where is FPL Easement Combination Locks on fences?	N/A	☒
Edit	Where is the Irrigation Compound?		☒
Edit	How do I get information for switching from analog to digital tv?	N/A	☒
Edit	Who is the elevator company?	Thyssen Krupp	☒
Edit	How do I make an online payment?	Online payments are not available. All payments must be sent to BB&T.	☒
Edit	Is this Association part of a Community Development District (CDD)?	No	☒
Edit	What is the taxing district responsible for the collection of the CDD fees?	N/A	☒

Edit	How long is the CDD obligation	N/A	☒
Edit	What do the CDD fees pay for?	N/A	☒
Edit	Is there a separate company managing the CDD?	No	☒
Edit	What is the name and contact information for the Water Department that services my property?	City Of Sunrise	☒
Edit	Are dumpsters allowed?	N/A	☒
Edit	What day are recycles (trash / waste / garbage) picked up?	Monday, Wednesday, Friday	☒
Edit	When are the bulk service (trash / waste / garbage) days?	January 24th, April 25th, July 25th, October 24th	☒
Edit	Who is the cable provider and Phone #?	Comcast: 954-266-2278 as of Nov 28th, 2014	☒
Edit	Is cable included in my Association fee?	Yes	☒
Edit	Who contacts the cable company with	Unit Owner	☒

	regards to service issues?		
Edit	Is there an alarm company and phone number; who is responsible for costs?	N/A	☒
Edit	Who is responsible for monitoring the alarm system?	N/A	☒
Edit	Does the Association have a website? If yes what is the website address?	http://www.fairwaysatbonaventure.com/	☒
Edit	When does the Board / Director term end?	September	☒
Edit	Who sends the violation letters?	Manager	☒
Edit	Who responds to emergency calls?	Property Manager	☒
Edit	Who was the developer and what year was the community built?		☒
Edit	Who is the Property Manager and what is their phone number?	Property Manager is Jerry Esposito	☒

Edit	What is the Association / Property address?	16257 Blatt Blvd. Weston Florida, 33326	☒
Edit	Is there a Master Association and the name?	No	☒
Edit	Is there a separate Master Association Fee?	No	☒
Edit	Are there car and parking restrictions? If yes, what are they?	Cars need a Parking Sticker or they can be towed	☒
Edit	Are there any truck or commercial vehicle restrictions (parking) ? If yes, what are they?	No Commercial Truck parking after 5PM	☒
Edit	Are "FOR SALE" or "FOR RENT" signs permitted?	No, and no Open house are allowed.	☒
Edit	Is there a size restriction for the signs?	No	☒
Edit	Are there BBQ grill restrictions?	Yes, no grills allowed	☒
Edit	Generator restrictions (where can it be placed, how large)?	No generators	☒

Edit	Does the Association have pet restrictions for the community?	Yes, No Pets allowed	☒
Edit	Can the amenities (pool or cabana) be reserved for private use?	No	☒
Edit	Who should the UO request these documents from: financials, ARB, duplicate coupons, any forms?	Contact Castle Management at 954-792-6000.	☒
Edit	What are the sub associations that are not managed by Castle and what is their contact information?	None	☒
Edit	what is the shcedule for bulk pick up ?	January 24th, April 25th, July 25th, October 24th	☒
Edit	What type of insurance should I carry for my home, villa and/or single family unit?	The Association's policy covers the building structure. All unit owners should carry their own coverage for the "Additions & Alterations", "Personal Property", "Loss of Use", "Personal Liability", "Medical Expense" and "Loss Assessment Coverage of \$2,000". The unit owner is responsible for the damages to the inside of their unit from the "firewall in". They are responsible for wallboards, cabinetry, flooring, window coverings, bathtubs, toilets, etc. In addition, all of their contents are their own responsibility- Unit owner must carry HO-6 condo owners policy.	☒
Edit	Who do I contact for a developer warranty request?	None	☒

Edit	What is the management office fax number?	954-792-6928	☒
Edit	Who do I contact for after hours emergencies?	954-792-6000	☒
Edit	How do I add someone to my permanent gate access list?	N/A	☒
Edit	Is there a specific type of fence that can be installed in this community?	N/A	☒
Edit	Can the TOT lots - Playgrounds be rented for parties?	N/A	☒
Edit	Who do I call if there is a draining problem on my lot?	N/A	☒
Edit	Who is responsible for the trees on my lot?	N/A	☒
Edit	Is fishing allowed in the lakes?	N/A	☒
Edit	What are the parcels and assessments for the community?	N/A	☒
Edit	Who is the Registered Agent for the Association?	Brough Chadrow & Levine	☒

Edit	Is there any pending litigation?		☒
Edit	Is there a deposit required for lease application (sales & leasing)? If yes, how much? How much is refunded at end of lease?	\$ 1000.00 security deposit for leases due from the OWNER of rental unit for common area.	☒
Edit	Is pest control included with my maintenance fee?	Pest control inside of units is not included. Exterior pest control is included.	☒
Edit	Who is responsible for plant replacements?	Association	☒
Edit	How do I get my name entered into the call box at the gate?	N/A	☒
Edit	When will the amenities be available for residents?	Pool: Dusk to Dawn. Tennis Courts: Dusk to 10:00pm	☒
Edit	Is there a pet weight limit?	NO PETS	☒
Edit	Can current owners transfer transponders or fobs to new owners upon the sale of the property? If not, what do they do with them?	Yes, new owners must transfer the FOB to new owners. If not, it's \$75 for a new fob n/a	☒

Edit	What day are the association's AP invoices processed?	Your invoice processing date is: Thursday Invoices must be scanned 1 business day prior to processing to Acctsupport@castlegroup.com with the following subject line: Your association name – Invoices	☒
Edit	What are the onsite office hours and days of the week the office is open?	Monday 9am - 12pm. Tuesday 9am-4pm. Thursday 9am-4pm. Manager will be onsite to address concerns.	☒
Edit	Is there an administrative assistant onsite? Name and contact information	n/a	☒
Edit	What do the association fees include?	All expenses related to the maintenance of common areas.	☒
Edit	Where is the Club house located?	16257 Blatt Blvd.	☒
Edit	What exactly does the maintenance payments include?		☒
Edit	Is the gate house staffed? If so, what hours?	n/a	☒
Edit	Where do my overnight guests park if there is not room in my driveway?	Guest parking	☒
Edit	Parking restrictions? – Details	See Rules and Regs.	☒

Edit	How do I find out about joining clubs and organizations and/or attending the events?		☒
Edit	What activities/events do the association sponsor and how do I find out about/sign up for them?		☒
Edit	What is the price for the condo HOA Documents?	\$50.00	☒
Edit	When does the board meet to review ARC's? (exact dates)	Submit ARC form to PM for approval	☒
Edit	What is the association attorney's contact information?	David L. Brough, Esq. Brough, Chadrow & Levine P.A. 1900 North Commerce Parkway Weston, FL 33326 Ph. (954) 384-0732 Facsimile: (954) 384-0846	☒