

POINT LAKE MASTER ASSOCIATION FREQUENTLY ASKED QUESTIONS (FAQ)

1. What is the regular monthly maintenance fee?

The regular monthly maintenance fee for Point Lake Master Association is **\$95.00 per month**.

2. What does the maintenance fee cover?

The maintenance fee helps cover the maintenance and operation of the community's common areas, landscaping, irrigation, pool area, clubhouse, entrance features, lighting, insurance, reserves, and administrative expenses.

3. Who manages Point Lake Master Association?

Point Lake Master Association, Inc. is responsible for the administration, operation, and maintenance of the common areas within the community.

Payments & Assessments

4. When are maintenance payments due?

Maintenance assessments are generally due monthly and payable in advance on the first day of each month unless otherwise determined by the Association.

5. What happens if I pay late?

Late payments may result in interest charges, collection costs, attorney fees, and possible liens against the property.

6. Can the Association increase maintenance fees?

Yes. The Association may adjust assessments based on operating expenses, reserves, insurance, maintenance costs, and other community needs.

7. What is a Special Assessment?

A Special Assessment is an additional charge used for unexpected expenses, major repairs, capital improvements, or emergency projects within the community.

Parking & Vehicles

8. Are commercial vehicles allowed overnight?

Commercial vehicles may not remain parked overnight unless parked in an approved designated area.

9. Are boats, trailers, RVs, or campers allowed?

Boats, campers, trailers, and recreational vehicles may only be temporarily parked and may not remain overnight or be stored on the property.

10. Can residents park on the roadway?

No. Parking on roadways is prohibited.

Architectural & Exterior Modifications

11. Can I paint or modify the exterior of my property?

No exterior changes, painting, additions, or alterations may be made without prior written approval from the Association.

12. Can I install antennas or satellite dishes?

No outside antennas, antenna poles, or similar equipment may be installed without written approval from the Association.

13. Are signs allowed on the property?

Signs may not be installed or displayed without prior written approval from the Association.

Community Rules & Maintenance

14. Who maintains the common areas?

The Master Association maintains the common areas, landscaping, pool, clubhouse, parking areas, entrance features, and perimeter areas.

15. Are residents responsible for keeping their property clean?

Yes. Owners are responsible for maintaining their property in a clean, safe, and attractive condition.

16. Are nuisances allowed?

No unreasonable noise, illegal activity, or nuisance behavior is permitted within the community.

17. Can owners remove trees or alter drainage?

No owner may remove landscaping or alter drainage without prior approval from the Association.

Amenities

18. Does the community have a clubhouse and pool?

Yes. Point Lake includes a clubhouse, pool, pool deck, and recreational common areas maintained by the Association.

19. Can residents reserve the clubhouse?

Residents should contact the Association or management office regarding clubhouse reservation procedures and availability

Meetings & Governance

20. How can residents attend Association meetings?

Residents will be notified of meetings according to Association procedures and governing documents.

21. Can the Association amend community rules?

Yes. The Association may adopt and amend rules and regulations for the operation and use of the common areas.

Pets & Leasing

22. Are pets allowed?

Residents should refer to the Association Rules & Regulations or contact management for current pet policies and restrictions.

23. Are rentals or leasing allowed?

Leasing restrictions, if any, are governed by the Association's governing documents and applicable rules.

Maintenance Requests & Violations

24. How do I report a maintenance issue?

Residents should contact the Association management office to report maintenance concerns related to common areas.

25. How are violations handled?

Violations of the governing documents or community rules may result in notices, fines, legal action, or other enforcement measures permitted by the Association documents.

Emergency & Insurance

26. Does the Association carry insurance?

Yes. The Association maintains insurance coverage for the common areas and community property as required by the governing documents.

27. Should owners have their own insurance?

Yes. Owners are encouraged to maintain personal homeowners and liability insurance coverage for their unit and belongings.

POINT LAKE MASTER ASSOCIATION

Resident FAQ Guide

Prepared in accordance with the Association Governing Documents.