Frequently Asked Questions (FAQ) for The Cypresses of Boca Lago

This FAQ provides a summary of key information for individuals considering purchasing a property at 9232 Pecky Cypress Lane, Unit #2-D, in The Cypresses of Boca Lago community. For complete details, prospective buyers should always refer to the official condominium documents, including the Declaration of Condominium, Articles of Incorporation, and By-Laws.

Community & Age Restrictions

Q: What type of community is The Cypresses of Boca Lago? A: This is a gated condominium community that operates as housing for persons **55 years of age or older**. It offers a quiet, residential setting with an optional membership to the Boca Lago Country Club.

Q: What are the age requirements for residents? A: To comply with the Housing for Older Persons Act, the community requires age verification for all occupants. At least one resident of a unit must be 55 years of age or older. Additionally, children under the age of 18 are permitted to visit for a maximum of six weeks per calendar year.

Homeowners Association (HOA) & Fees

Q: What are the current HOA fees? A: The monthly HOA fees for 2025 vary depending on the type of unit. The fee for a **2 Bedroom/Den Apartment**, such as Unit #2-D, is **$859 per month**.

Unit Type	2025 Monthly Fee
2 Bedroom Apartment	$709
Townhouse	$785
2 Bedroom/Den Apartment	**$859**
2 Bedroom Villa	$935
3 Bedroom Villa	$1,127

Q: What is covered by the monthly HOA fee? A: The fee covers a wide range of services, including professional management, security, cable TV, water, sewer, and trash removal. It also includes maintenance of all common areas, landscaping, irrigation, pest control, pool service, and building exteriors, including roof repairs and property insurance. A significant portion of the fee is also allocated to the community's reserve fund.

Q: Is there a reserve fund? A: Yes, the association maintains a reserve fund to cover future capital expenditures. The 2025 budget includes an annual contribution of $240,000 to reserves. The reserve study outlines long-term projects, including a major roof replacement estimated for 2047.

Application & Purchase Process

Q: What is the application process for new buyers? A: All prospective buyers must complete an application, which includes a **$150 non-refundable fee**. The application must be submitted at least 30 days prior to the desired occupancy date. A personal interview with the board is also required. Approval is contingent upon the seller's maintenance account being current.

Q: Is there a minimum down payment required? A: Yes, according to the community summary, a **minimum down payment of 20%** is required. Buyers should confirm this requirement with the HOA and their lender.

Property & Community Rules

Q: What is the pet policy? A: The community has a **strict no-pet policy**. No pets of any kind, including cats and dogs, are permitted to be kept in the units or anywhere on the condominium property.

Q: What are the rules for parking and vehicles? A: Parking is restricted to assigned spaces only, and parking on the grass or streets is prohibited. The community does not permit trucks, commercial vehicles, motorcycles, mopeds, boats, trailers, or RVs. All resident vehicles must be registered with the association and display a valid parking sticker.

Q: Can I rent out my property? A: There are significant rental restrictions. Owners are **not permitted to lease their unit during the first year of ownership**. After the first year, an owner may only rent their unit once per calendar year, for a minimum term of three months. All tenants must be approved by the HOA and undergo the same application and interview process as new buyers.

Q: Do I need approval for renovations? A: Yes, any alteration to the exterior of the unit or the common elements requires prior written approval from the board. This includes changes to patios, doors, windows, and landscaping. Structural changes within the unit, such as installing new flooring, also require approval. Work is not permitted in the evenings (after 6:00 PM), on Sundays, or on holidays.

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