

Frequently Asked Questions by Potential Buyers

Answers will be referenced to the related section under either the Second Amended and Restated Covenants, Conditions, and Restrictions of Great Cypress Village (“Declaration”) or the Rules and Regulations approved on May 2024 (“R&R”). ***New owners agree to uphold the Amended and Restated Declaration of Covenants, Conditions and Restrictions, Rules and Regulations for Great Cypress Village and the Florida Statute Chapter 720 Homeowner’s Association, as amended from time to time.***

Q. Is there an Application to be completed to purchase a home in Great Cypress Village? (Declaration Article IV, Sect. 4.14 – Capital Contribution)

A. Yes. Whether realtor sale or for sale by Owner, the prospective purchaser must complete the New Purchase Application form located on the Great Cypress Village Official Website and must be sent together with an Estoppel Form to Wise for further handling.

A one-time Capital Contribution in the amount of \$1,000 is due and payable at the time title is conveyed to the new Owner. Additional information can be obtained in the New Purchase Application.

Q. Is Great Cypress Village a 55+ Community? (Declaration Article V, Section 5.3 - Age Restriction)

A. Great Cypress Village operates under the Federal Housing for Older Persons Act of 1995(as amended), also referred to as HOPA. As such it is intended to be reserved for occupancy by persons fifty-five (55) years and older. As allowed by statute, Great Cypress Village does not allow persons under the age 18 to reside in the community for more than 28 days in any calendar year. This age restriction will be strictly enforced.

Q. Can I have Pets? (Declaration Article V, Section 5.15 - Animals)

A. Two (2) cats, or dogs and other customarily kept house pets are permitted, on lots and in units. Maximum two (2) such pets are allowed per household. Service canines which are licensed and registered for use by the disabled are allowed and will be included in the two (2) pet maximum. Unescorted pets shall not freely roam outside owner's premises. Any resident or other person having charge of a pet is to cleanup, remove and dispose of any droppings left by such pet anywhere in the Village.

Q. Do my pets have to have to be immunized? (Declaration Article V, Section 5.15 – Animals)

A. All Owners, residents and guests must notify the Board of Directors of the presence of a pet in the community and supply **all required immunization records**. (Current residents have 30 days from the date of acceptance of these rules. Those residents away from the community have 30 days from the time of return. New residents after approval by the Board have 30 days after occupancy.) **This requirement is to be done on a yearly basis around the time of the annual meeting.** Visitors, invitees, guests and new residents must notify the Board of Directors prior to bringing a dog or cat into the community

Frequently Asked Questions by Potential Buyers

Q. Are there any other restrictions with respect to dogs? (*Declaration Article V, Section 5.15 – Animals*)

A. Upon request from the Board, owner shall provide documentation of homeowner's insurance coverage for their dogs or documentation from their insurer that coverage is not required or the insurer does not provide insurance for their breed of dog.

Q. Is there a parking spot for my RV, Boat or Trailer in the RV Park? (*Declaration Article V, Section 5.9(E) – RV and Boat Storage Lot*)

A. Great Cypress Village (GCV) does have a fenced and locked RV Park located at the corner of Olivaud Street and DeKoster Avenue. GCV has a limited number of spots available. Every effort will be given to try to accommodate your request. You must be prepared to seek out alternative storage if a space is unavailable. An RV Park request form is provided in the Welcoming Committee Packet and must be completed and dropped off at the Clubhouse Office door mailbox. An RV Park committee member will contact to advise if a spot is available to accommodate your request for storage. All vehicles stored in the RV Park must be registered and licensed to the GCV member on an annual basis and a copy of a current registration is to be provided to the RV Park Committee on an annual basis.

Parking within the RV area is restricted to residents only and is managed by the RV Park Committee. The RV Park has a set of RV Park Regulations which must be observed in order to utilize the RV Park.

Q. Rental Of Property (*Declaration Article V, Section 5.14 – Leasing Restrictions*)

A. Leasing is not encouraged. Any Owner desiring to lease their property must comply with the following restrictions:

1. A Lease Application must be completed and submitted as per the instructions on the Lease Application form located on the Great Cypress Village Official Website.
2. No Owner shall lease a property in the Community without the prior written approval of the Association.
3. No Owner shall lease their property during the first 12 months after the Owner acquires title to the property unless alternative approved by the board.
4. Subleasing is prohibited. Leasing individual rooms or any portion of the lot or home is prohibited. Occupancy is limited to two (2) persons per bedroom.
5. No lease shall be for a term of less than one (1) year, unless a shorter term is approved by the Board of Directors in its sole discretion.
6. ***No more than 10 homes in the Community may be leased at any time ("Leasing Cap"). Once the Leasing Cap has been reached, any Owner desiring to lease their property shall be placed on a waiting list. The Board shall manage the waiting list in its sole discretion and subject to any rules adopted by the Board.***

Q. Can I make changes to the outside of my home and lot? An Architectural Committee Authorization Request Form is required to be completed, submitted and approved prior to any changes. (*Declaration Article V, Section 5.19 – Architectural Control*)

A. No structure, building, wall, fence, antenna, clothesline, landscaping, hardscaping or other Improvement shall be constructed or installed on any Lot, and no construction, installation, addition, alteration, repair, replacement, change or other work which in any way alters the

Frequently Asked Questions by Potential Buyers

exterior appearance of any Lot, or any Improvements located thereon, (collectively, any “**Alteration**”) shall be made or done without the prior written approval of the Architectural Committee. You must complete and send an Architectural Committee Authorization Request Form and any supporting documentation to Cara Wing at: 3903 Northdale Blvd, Suite 250W, Tampa, FL 33624 or Cwing@Wisepm.com or Fax: 813-968-5335 or submitting to the Clubhouse office drop box. Any Pasco County permits required are then the responsibility of the Owner.

Q. Is there overnight vehicle parking on the street? (*Declaration Article V, Section 5.9 – Vehicles and Parking*)

A. No overnight parking on streets within the Community between 12 am and 6 am.

Q. What is the speed limit in the Community?

A. Posted speed limits within the Community is **20 mph** on all roads. Please slow down!

Q. Pond/Fishing

A. Fishing at the pond is limited to residents and their guests. Please ensure you are wearing the fishing bracelet provided from the Welcoming Packet. Catch and release only. No gasoline engines allowed. **Feeding of ducks and other birds at the pond is not allowed.** The pond may be accessed between the homes (easement) adjacent to the pond from Camille Street or Andre Blvd. or through DeKoster Avenue cul-de-sac.