



SARDIS COVE HOMES ASSOCIATION
FREQUENTLY ASKED QUESTIONS
Updated November 19, 2018

How much are monthly dues?

The board of directors sets the amount of monthly dues annually based on the succeeding year's estimated financial needs. Beginning January 1, 2019 the dues are \$200 monthly.

How is the association managed?

Sardis Cove Homes Associate is managed by a nine-member board of directors who are elected to three-year terms by the homeowners. All directors serve as volunteers. Each director has an area of responsibility (i.e., landscaping, maintenance, painting and repair, plumbing, etc.) and handle requests by hiring vendors, repair companies, or similar service companies.

Are there rental limitations?

Yes. The Covenants, Conditions, and Restrictions document of the associate were amended effective January 2011 to restrict the number of non-owner occupied rental units to 15% of the total of 164 units.

Why are there rental limitations?

The focus of the amendment is limiting the rentals within the neighborhood to retain property values as well as allowing potential homeowners to obtain a mortgage (banks are unlikely to grant mortgages in neighborhoods with a large rental population.)

So the limit is 15% of the total of 164 units?

Yes, this calculates to 25 units. There are currently 25 units used as rentals. If a homeowner would like to lease his unit, a formal letter of request must be submitted to the board of directors. The unit will be placed on the rental wait list and the board will advise the homeowner of his position on the list. When a rental unit sells, that unit can no longer be used as a rental and the next person on the wait list will be notified of the opportunity to own a rental.

What if someone rents without permission of the board of directors?

Board of directors' resolution August 14, 2013:

Units owned as rental properties will remain as such regardless of a change in tenants. However, when the unit is sold, the unit will no longer be a rental unit. Owners who would like to rent a unit will require board of directors' approval prior to renting. Failure to comply with this regulation will incur a monthly fee in the amount of \$250 per month charged to the homeowner until the unit is deemed in compliance by the board of directors. At the end of the 90 day period of noncompliance, the association will place a lien on the unit with the fee of \$250 per month continuing to be charged to the homeowner until the unit is deemed in compliance by the board of directors.

Commercial vehicles are prevented from being parked overnight on association property. What do you consider a commercial vehicle?

Board of directors' resolution September 18, 2012:

A commercial vehicle is defined as any vehicle that is adorned with advertising and/or transports any products, equipment, and/or people for a business purpose. No commercial vehicle will be parked in any assigned or visitor space in the neighborhood on a regular basis.

What if a commercial vehicle is my only source of transportation?

Board of directors' resolution August 21, 2012:

Letters will be mailed or delivered to homeowners with commercial vehicles notifying them of three options (covering the vehicle with an approved vehicle cover, paid parking in the shed area of the community, or off-site parking).

Is there a transfer fee when a Sardis Cove unit sells?

Board of directors' resolution May 11, 2016:

Effective May 11, 2016, a new owner transfer fee of \$125 is due to the Sardis Cove Homes Association for completing the paperwork for closing documents.