

ADMIRALTY ASSOCIATION, INC.

TEN QUESTIONS FREQUENTLY ASKED BY POTENTIAL BUYERS

1. How are maintenance fees established? The Board of Directors with the adoption of the annual budget establishes maintenance fees yearly. Maintenance fees are pro-rated to each unit based on the square footage of the unit.
2. What is the payment schedule for maintenance fees? Maintenance fees are payable monthly to The Admiralty, c/o Watson Association Management, 430 N.W. Lake Whitney Place, Port St. Lucie, Fl. 34986.
3. Since The Admiralty is gated, how do residents gain entry? When you close on the purchase of a unit, the seller should provide you with one or more remote gate openers or cards.
4. Since The Admiralty is gated, how do guests enter the property? There is a phone directory at the gate. Owner's names are listed on that directory. Instructions for use are posted there. When your guest follows those instructions, your phone will ring. Simply punch "9" on your phone and the gate will open.
5. What about parking? Outdoor spaces are limited and are for guests and authorized service vehicles. Owners are not to park outside on a permanent basis.
6. What if I decide to lease my unit? No lease may be made for less than a 3-month period nor shall any unit owner lease his/her unit more than twice a year. Contact the Property Manager regarding leasing procedures.
7. Can I have a dog? Owners may have up to two pets of no more than 25 pounds each. Renters may not have pets. Pets must be on a leash at all times while on the common property. Dogs may not be walked on the grassy areas of common property.
8. Can I use the Clubhouse for a party? The Clubhouse may be reserved for a private party by contacting the Secretary of the Board.
9. Can I remodel my unit? Yes. The procedure is to submit to the Architectural Review Committee your plans along with information concerning the contractor and documentation of the contractor's license and insurance. Contractors are prohibited from disposing of their waste material in the Admiralty's dumpsters. They are required to arrange for removing all their waste materials from the property. Elevators must be padded when moving large items to or from the unit.
10. What about pest control? The Association's exterminator takes care of outside property only. Units and garages are the responsibility of the owners.