LIVINGSTON LAKES CONDOMINIUM ASSN., INC.
2026 FAQ's

Q: What are my voting rights as an owner in Livingston Lakes Condominium Assn., Inc?

A: There are 230 total units, with 230 total votes. The owner of each unit has one indivisible vote, which may be cast in all matters that require a vote of the owners. Voting rights, along with procedures are described in the Bylaws of the Association. NOTE: Units owned in an LLC, Trust or other corporate structure must submit a Voting Certificate to designate an agent or person to vote.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Units are for residential use only. Units shall not be utilized for any commercial purposes or uses (other than ancillary home office use in conformance with applicable law). Other restrictions may be found in the Governing Documents in detail.

Q: What restrictions exist in the condominium documents on leasing of my unit?

A: No portion of a Unit, other than an entire Unit may be rented. All leases shall be in writing and be approved by the Association. No lease shall be approved for a term of less than thirty (30) days, no Unit may be leased more than 3 three (3) times in a calendar year. Other restrictions may be found in the Association's Governing Documents. The Carriage and Coach Homes don't allow rentals in the first year of ownership. The Garden Homes allow rentals at deed conveyance.

Q: How much are my assessments to the Association and when are they due?

A: Assessments are due quarterly January 1st, April 1st, July 1st and October 1st. Assessments are considered late on the 11th day of the month and accrue interest and late fees at 5% of the quarterly assessments and are charged interest of 18% per year. Pursuant Florida Statutes 718.116; Article 3 Assessments for 2025: Carriage Homes-$1,590; Coach Homes- $1,459; Garden Homes $1,416

Q: Are the Neighborhood Associations currently subject to a Special Assessment?

A: No

Q: Do I have to be a member in any other association?

A: No. The neighborhood associations have merged budgets and governed under Livingston Lakes Condominium Association, Inc. There is one single assessment, which is imposed per neighborhood. Carriage Home; 2 Car Garage, Coach Homes; 1 Car Garage, Garden Homes; Parking Lot.

Q. Are units governed by the neighborhood associations?

A: Yes. Carriage, Coach and Garden homes all have their own sets of Governing Documents, but Governed under the By-Laws for Livingston Lakes Condo Association, Inc.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If yes, how much am I obligated to pay annually?

A: No, expenses for the onsite amenities, gate access and other common area expenses are included in the quarterly assessments to the respective neighborhood association, billed under Livingston Lakes Condominium Assn., Inc.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability more than $100,000? If so, identify each such case.

A: No

Q. Are any of the units in a Flood Plain?

A: No. Carriage, Coach and Garden and all 37 Condo buildings are outside of a Flood Plain.

Q: What is the pet policy?

A: There are no more than two (2) pets allowed. Restrictions for rottweilers, chows, pit bulls and bull terriers. No reptiles, pot-bellied pigs, livestock or wildlife. ESA & Service Animals are not considered pets.

Q: Are there any vehicle parking restrictions?

A: Yes the Community doesn't allow commercial vehicles, trailers, vans, campers, boats unless they are stored in a closed garage at all times. Owners parking vehicles in the lot are required to

provide information related to the vehicle for the sake of obtaining access to a gate access device and parking permit. There are no golf carts or other low speed vehicles allowed, unless at the direction of the Association related to maintenance, repair or other reasons as may deemed necessary. Exempt from restriction are electric personal mobility devices as defined in Section 316.003(83) of the Florida Statutes.

Q. What is the parking policy?

A: Garden Home parking spaces are monitored. Each unit may park a maximum of two vehicles on property. Vehicles must properly display a resident or guest parking permit at all times or risk being towed. At no time should any vehicle encroach on the street or sidewalk. Carriage Homes and Coach Homes have driveways and garages, which are limited common elements exclusive to the unit. Guest parking permit must be displayed at all times when parking in guest parking spots

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND GOVERNING DOCUMENTS AND OR ANY AMENDMENTS, WHICH MAY HAVE BEEN RECORDED OR AMENDED FROM TIME TO TIME.