

# VILLAGGIO RESERVE HOMEOWNERS ASSOCIATION, INC.

7942 VIA LAMPIONE • DELRAY BEACH, FLORIDA • 33446  
OFFICE PHONE (561) 495-4115

## Frequently Asked Questions

**How many homes are in Villaggio Reserve:** There are 516 total homes. 102 single family homes and 414 villa homes.

**Is there a one- time capital contribution:** Yes, it is equal to one quarter of the current annual assessment.

**Assessment frequency:** Assessments are paid quarterly. They are due by the 14<sup>th</sup> of each month, payments received thereafter will be charged a \$25.00 late fee.

**What is included in the maintenance fees?** Gate maintenance, clubhouse, common area pest control and landscaping of common areas and homes as per contract, in home alarm, clubhouse alarms, common area water, sewer and the Clubhouse facilities. Home Alarm through Specialized Home Electronics. The shared roofs in the villa homes only, basic cable and a café cash advancement.

**Gate access:** Car decals programed by the front desk. Decals are \$25 per vehicle. Guest list is editable via the GateAccess application or on [www.gateaccess.net](http://www.gateaccess.net). Please contact management for login details. Only deeded homeowners and their approved occupants are eligible to receive vehicle decals.

**Villaggio-Reserve.com Website:** The website provides ready answers to most questions and is the go to as a first resource of information.

**Clubhouse facility access:** FOBS, programed by the front desk. FOBS are \$25 each

**Age restrictions:** Villaggio Reserve in an active 55 and over community.

**Pets:** Up to 3 pets, no weight limit, no aggressive breeds. Service and therapy dogs must submit proper documentation to the management office as per government guidelines.

**Trash Pickup:** FCC 877-642-3702 option 3. Schedule: Wednesday and Saturday. Recycle is on Saturday. Garbage cans may be purchased at Home Depot or a store of your choice.

**Holiday Decorations:** Done by the association, annually.

**Parking:** Cars must be parked in the driveway or the garage. Overnight parking on the street is not allowed from 11:00PM to 6:00 AM. Street parking is based on the odd/even monthly system. No additional guest parking.

**Vehicle restrictions:** No commercial, recreational or RV vehicles allowed.

**Rental restrictions:** Homes may not be rented for a period of 12 months after purchase. Thereafter homes may only be rented one time in a 12-month period for no less than six (6) months.

**Are Home Modifications Allowed:** Yes, all home modifications must be approved by the ARC Committee prior to work commencement. Applications must be downloaded from the website.

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**Are portable propane generators allowed?** Not in the villas and the patio homes, only portable gas generators.

**Leak and Roof Responsibility:** The Association is responsible for the villas and patio homes only. In the single family homes the roof is the responsibility of the homeowner.

**Are Rentals allowed?** Yes, only one (1) time per 12 calendar months with a minimum of at least six (6) calendar months.

**Are for sale signs allowed.** No signage is allowed by anyone except the Association.

**Are open houses allowed for resales?** No