

## **FAQ for Realtors**

### **How do I contact the HOA Board?**

Send an email to [mansionsvillashoa@gmail.com](mailto:mansionsvillashoa@gmail.com). We will get back to you as soon as possible.

### **I would like to have an open house and would like the gate to remain open for the duration of the open house, whom do I contact?**

Open house is not allowed. Homes are to be shown by appointment only.

***IMPORTANT:*** We are a gated community and take our security very seriously. As a realtor if you have the gate code, do not share the code with prospective buyers. Buyers are to meet you outside the gate. DO NOT publish the code on any of your advertising material or on any website. Failure to adhere to this policy could result in the owner being fined

### **What is the neighborhood age restrictions?**

Mansions Villas subdivision is intended to provide housing for persons 55 years of age or older. The Community shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall reside in any residence for more than 60 days in any calendar year.

At this time, 100% of our residences have at least one owner/resident who is 55 years or older.

### **Can a person under 55 purchase a house in the neighborhood?**

NO. Only a person 55 yrs or older can purchase a house in this neighborhood.

### **Can a person under 55 purchase a house in the neighborhood and his parents who are over 55 live there?**

A person under 55 cannot purchase a house for someone older to live. At least one owner of the house has to be 55+ and has to reside in the neighborhood.

### **What handyman service is included in the monthly dues?**

The handyman service includes changing A/C filters, lightbulbs and smoke detector batteries (replacements to be provided by the homeowner). A/C filters will only be changed every three months and smoke detector batteries will only be changed every six months. All A/C filters and smoke detector batteries in the house will be changed at one time so be sure you have enough supplies for all. We will no longer change corkscrew type cfi lightbulbs! Service is provided the last Saturday of the month. There are work orders in the club house that may be filled out and left in the work order folder above the dues box.

Any additional work that you would like to have done should be negotiated directly with our handyman.

*Gutters will be cleaned once a year per a set schedule.*

### **Where may personal vehicles be parked in the neighborhood?**

*All cars must be parked in the garage or driveway. Cars can be parked on the street during the day, but overnight street parking is prohibited.*

*For a list of prohibited vehicles refer to the Mansions Villas Declaration Section 6.8*

### **Can the buyer extend the patio or install a gazebo?**

*Any improvements/modification to the lot requires written approval from the Architectural Review Committee.*

### **Can prospective buyers visit the clubhouse?**

*The seller can escort a potential buyer to visit the clubhouse. All visitors to the clubhouse have to be accompanied by a Resident. Realtors cannot by themselves take a prospective buyer to the clubhouse, a resident has to be present.*

### **What lawncare service is included in the monthly dues?**

*Mansions Villas contracts with a landscape company to maintain the front yards. This includes mowing, edging, periodic shrub trimming and periodic weeding (no hand weeding). Backyard service or tree trimming is not included and residents can contract with the landscape company for these needs.*

### **My question is not covered by the listed questions, how to I contact the board?**

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