



**VISTA Commons at Heritage Bay Assn., Inc.  
2024 Frequently Asked Questions**

**Q: What are my voting rights in the Commons association?** A: There are 190 total units, with 190 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 and procedures are described in the Bylaws of the Association and any recorded amendments.

**Q: Is the Vista Commons an HOA or Condominium?** A: Vista Commons is an HOA. The association budgets for lawn maintenance, pool, roads, streetlights, janitorial, gates and insurance. Vista Commons accrues reserves for the parking lot, pool, gates, cameras, pool cabana roof, painting of monument sign/building.

**Q: What restrictions exist in the Governing Documents on my right to use a unit?** A: The unit may be used only for residential use and may not be regularly occupied by more than two persons per bedroom. No sublet and all occupants are subject to an application process, background check.

**Q: What about pets?** A: **Owners** are allowed a 2-pet limit, dogs can't exceed 18 lbs. **Tenants** are allowed to have one pet and dogs can't exceed 18lbs.

**Q: What restrictions exist in the Governing Documents on leasing 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 Vista Commons with background/credit check pass-through the neighborhood associations. No lease shall be approved for a term of less than thirty (30) days, or a single Unit may be leased more than 12 twelve (12) times in any one calendar year. Renewals must be approved every 12 months, other restrictions in the Governing Documents.

**Q: How much are my assessments to the association and when are they due?** A: There are the following fees: Capital Contribution, Transfer Fee, Lease/Sales Application Processing fees? Assessments are paid through the neighborhood associations as a pass through. Application fee/background is paid for in the pass-through neighborhood assns. **\$3,500 Capital Contribution Fee due and payable at closing payable to Vista at Heritage Bay Commons Association, Inc., and a \$150 transfer fee due at closing** Assessments are NOT included in your Mortgage and due and payable directly. Vista Commons utilizes Unsworth, Marretta & Unsworth CPA, 3960 Radio Rd., Suite 203, Naples, FL 34104. Karen Phillips @ Email: [karen.phillips@umucpa.com](mailto:karen.phillips@umucpa.com). The CPA prepares the financials, years end and annual budget.

**Q: Is the Vista Commons subject to a Special Assessment?** On December 1, 2023 there was a \$500 Special Assessment imposed to each unit in Vista Townhomes, Vista III and Vista I.

**Q: Do I have to be a member in any other association?** A: No. The Vista at Heritage Bay Commons Assn., Inc. is the Master Association which governs parking, pool, gate/access and has 3 Board members appointed by Vista Townhomes, Vista 1 & Vista III. A Board member is appointed Vista Commons by the Vista Board of Directors to represent members.

**Q: Is the Vista Commons governed by other associations?** Yes, the neighborhood association has its own Governing Documents, then also subject to the Governing Documents for the Vista at Heritage Bay Commons Assn., Inc.

**Q: Am I required to pay for recreational or other commonly used facilities?** Quarterly Assessments for the neighborhood association to include a pass-through expense(s) paid to the Vista Commons for the amenities, gate, trash, water, streetlights and common area insurance, pest control, lawn maintenance and janitorial.

**Q: Is the Homeowners 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: How is parking assigned?** Each unit has one assigned marked spot. A guest spot is **only available** if there is a second driver over the age of 18 is needed. Vehicles in LLC's or alternative names are not permitted to be parked in the lot. There are NO commercial vehicles allowed in the parking lot.

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE ASSOCIATION(S) GOVERNING DOCUMENTS AND ESTOPPEL**