

Frequently Asked Questions
Century Park Villas, Inc.
www.centuryparkvillas.com

What are my voting rights in the condominium association?

- You have one (1) vote per unit.
- If you own multiple units, you may cast as many proxies or ballots as the number of units owned.
- If you are delinquent in monthly Association fees greater than ninety (90) days, your voting privileges are suspended until paid in full.
- You must have a signed voting certificate on file in the office assigning one person as the certified voter for your unit.

Q. What restrictions exist on my right to use my unit?

- Maximum occupancy rate for a two-bedroom unit is six people.
- No more than four adults.
- With the exception of verified Service/Comfort animals, no pets are allowed at any time. Please see the ['Rules and Regulations'](#) page for further restrictions.

Q. What restrictions exist on the leasing of my unit?

- No “short-term” rentals are allowed in Century Park Villas in accordance with the City of Destin Policy Directive No. 01-11: A property is a seasonal or short-term residential use if it is rented or marketed for rent for a period of 180 days or less. In addition, a property that is occupied by the owner or friends and/or family of the owner for periods of 180 days or less, without compensation to the owner, is not considered a seasonal or short-term residential rental use. Occupancy limitations per dwelling unit, as are hereby established, shall not exceed two adults per bedroom.

Q. How much are my assessments to the condominium association for my unit and when are they due?

- The maintenance fee is \$250.00 per month, due on the first of every month. Payments received after the 15th of the month will be assessed a \$25.00 late fee.

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

- As a resident unit owner or licensees of Century Park Villas (CPV), Inc., you are automatically a member.
- As a condition of ownership (read: membership), you are compelled to follow the Declaration of Condominium, Articles of Incorporation, By-Laws and the Rules and Regulations (hereinafter referred to as *Covenants*) rigorously.
- You are not compelled to participate in any events, meetings, or voting of any kind.

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

- Only if you are a boat slip lessee.

Q. Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of \$100,000.00?

- No