



## MARTINS LANDING FOUNDATION Realtor and Listing Information

### **Closing Letter/Questionnaire:**

To order a closing letter or order a foreclosure account balance invoice the closing attorney must go to [www.heritageproperty.com](http://www.heritageproperty.com) click on Closing Request, and set up a login. If a questionnaire and/or supplemental documents are needed the lender must go to [www.heritageproperty.com](http://www.heritageproperty.com) click on Closing Request, and set up a login. If a questionnaire is needed they will be instructed to call 1-866-925-5004 to ensure the most current information is provided.

### **Current Assessments (Amounts are subject to change):**

Master Association membership is mandatory. Master Association Membership Assessment is \$707 annually for 2019. Homeowner Association Membership is mandatory. Homeowner Association Membership Assessment is dependent on the sub-association where the home resides. \$84 Special assessment for 2018 and 2019. No initiation fee.

### **Assessments Cover:**

The assessment covers the amenities of Martin's Landing Foundation, which include 3 pools, 15 tennis courts, lake, pond, walking trails, clubhouse and meeting room.

### **Special Assessment:**

\$84 Special Assessment per unit due on 01/01/2019 for repair/replacement of bridges, boardwalks and retaining walls near lake. This was passed by the Association in August 2017.

### **Is the Association FHA approved?**

In order to verify the FHA status on the community please contact FHA directly or visit their site [www.hud.gov](http://www.hud.gov).

### **What month is the annual meeting?**

March

### **When does the fiscal year end?**

December 31

### **Pet Restrictions:**

None for MLF. Sub-associations may have more restrictive guidelines. Contact the representative for the sub-association.

**Leasing Restrictions:**

Follow sub-association guidelines.

**Lockbox Policy:**

None

**Open House Policy:**

"Open House" signs may be placed on day of open house only, and must be removed that evening.

**"For Sale" Sign Policy:**

A "For Sale" sign may be placed in front of each home, with the exception of the Townhomes and Condos. A sign may be placed in the window of the Townhomes and Condos.

**Does the Association require the Homeowner to maintain insurance on their unit?**

Yes