

Condo Living

Ownership

- Condo ownership is a cross between owning a single family home and apartment living.
- The Condo association (which you become part of) owns the building and all common areas.
- Unit owners own the living space starting at the face of the sheet rock in.
- The Condo Board of Directors are responsible for maintaining the building and common areas.
- **Absolutely No structural changes are allowed in your unit**
- **All repairs must be done by licensed contractors.**
- **All remodels/repairs must have appropriate City/County Permits which must be prominently displayed - prior approval from the Board is required.**

Occupancy

This is a 55 and over community targeted for residential use only.

- Units are not to be used for commercial or business purposes.
- Leasing/renting is strictly regulated and must be approved by the Board.
- **No leasing/rental applications are currently being approve as the maximum has been reached.**

Harmonious Living

- Many people are living and using the building's resources, it is important to understand that everyone needs to be respectful of each other and share resources to maintain a tranquil environment.
- The Board establishes rules and regulation to help people share the building, common areas and resources.
- Building rules and regulations also protect our property value.
- **Eton building is a NO PET building.**

The Association

As an owner you are part of the building Association and your participation in the Association's Annual meeting and inputs are welcome.

The Board of Directors (whom are elected yearly) handles the day to day operations of the Association which includes but not limited to:

- Vendor contract negotiations and execution
- Insurance policies
- Collection of Owner dues
- Generation of yearly budgets
- Reserve funds investment
- Monthly Association vendor payments
- Ensures maintenance of the building and common areas
- Owner dispute mediation

Maintenance Responsibilities

Unit owner include:

- Internal unit plumbing, appliances, heating, air conditioning or electrical systems that are contained in and serve only that unit
- Window and door repair/replacement – must be hurricane rated and Board approved.
- Cleaning window surfaces

Condo association include:

- Common area plumbing and electrical.
- Roof repairs and replacement.
- Landscaping.
- Upkeep of recreational amenities and parking areas.
- Upkeep of any other part of the property that is not part of a unit.

Welcome to Eton Building Town Shores Gulfport, FL

