

# Town Shores of Gulfport, Barclay House # 201

## FREQUENTLY ASKED QUESTIONS AND ANSWERS

**Q: What are my voting rights in the condominium association?**

**A:** Each unit is entitled to one (1) vote per item.

**Q: What restrictions exist in the condominium documents on my right to use the unit?**

**A:** Units are for residential use only, not commercial use. In the owner's absence, only immediate family members are allowed to stay in the unit (with written notification to the Board of Directors at least 24 hours in advance).

**Q: What pets may I have in my unit?**

**A:** Pets are not allowed in the Barclay. It is a NO DOG building, but one inside, declawed cat is allowed. Service animals are allowed with proper certification.

**Q: Can I lease my unit?**

**A:** An owner must be deemed to have occupied the unit for at least one year before permission is granted to lease 1-year leases only. However, only 10% (4 units) of the Barclay House can be rented at a time. Prospective tenants must be interviewed by the Board and are subject to the same rules as all residents.

**Q: What do the monthly maintenance fees cover?**

**A:** Monthly maintenance fees cover the following: gas, water, trash removal, basic cable and internet, building insurance, pest control, common elements maintenance and membership in the Town Shores Master Association.

**Q: Do I need to be a member of any other association? If so, what is its name and what are my voting rights?**

**A:** Each unit in TownShores has a 1/1,327 share in the Town Shores Master Association, Inc. Each condominium association is a member and appoints two unit owners as their representatives to the Master Association Board of Directors.

**Q: Am I required to pay rent or a fee for recreational or other commonly used facilities?**

**A:** Other than the Town Shores Master Association, Inc. as listed in the previous question, there are no rent or fees for recreational or commonly used facilities, excluding dock slip and kayak storage.

**Q: What kind of insurance do I need on my unit?**

**A:** The Masters Association has "all peril" and flood insurance in the case of a hurricane or other severe storm. It covers the exterior of the building to the original dry wall of the unit. It is the unit owner's responsibility to have Home Owners insurance for the contents of the unit; furniture, cabinets, appliances, flooring, etc. Some first floor owners have additional "Flood insurance to cover interior belongings if the flood is due to an act of nature. Home Owners should cover the following: 1) Credit for wind mitigation devices on the roof of the building, 2) Loss Assessment deductible clause in case the building is severely damaged, 3) Carport coverage if one comes with your unit, and 4) Credit for smoke alarms. BOD 2020