

The Lakeside Villas

Condominium Association annual dues are \$6600. This includes the use of the community swimming pool and tennis courts at the Village, house insurance excluding contents, property management, lawn care, mulching, tree trimming, minor building maintenance, and reserves for partial roof replacement, house painting, and service road maintenance.

Cypress Bend

Association dues are \$6,800 per year. This includes management fees, licenses, taxes, accounting, master Assoc. (the pool & tennis court), insurance, all landscaping and irrigation, pest control, fire inspection, exterior window cleaning, power washing and **reserve funds** for exterior painting, roof replacement or emergency needs.

Cypress Cove

Cypress Cove annual dues are \$4,968, paid quarterly at \$1242 and include pest control, insurance on the exterior of the buildings, shared use of the pool with Wildcat Cove, cable TV, pressure washing of doors and pavement annually, building maintenance, landscaping, reserves for pump, roof, pavement replacement, island lighting and trimming, and pressure washing roofs every 3 years. The reserves also cover the painting of the buildings every 7 years.

The Pines

The Pines Association annual dues are \$2225. This includes management fees, maintenance fees, reserves, irrigation, lawn care, pruning of palms and roof washing. The roofs, gutters, driveways and mailbox are cleaned every two years.

Wildcat Cove

Dues for Wildcat Cove are \$3481 per year. They are paid quarterly at \$870 and include landscaping, pool maintenance for the common pool which is jointly owned by deed with Cypress Cove, bulk basic cable, irrigation, management company fees, reserves for pump replacement, hardwood and palm tree trimming, and monument sign care or replacement.

General Rules

Approved Signs for Realtors in Wildcat Run

All signage must conform to the Wildcat Run design standards (next page).

- No signs are permitted on medians or on any common property owned by the Association.
- No attention-getting devices like ribbons, banners or balloons are permitted.

- Only one (1) “Open House” plus a “For Sale” sign are permitted, as specified under the temporary and permanent signs rules.
- Signs will not be located on any building exterior walls or “stand out” from an exterior wall surface on any lot.

For Sale” Sign Rules

- All “For Sale” signs must conform to Wildcat Run design standards and specifications and conform to Wildcat Run color specifications.
- One 18” x 24” sign is permitted in the front of the property and one of the same designation is allowed in the rear, facing the golf course.
- One extra information sheet container is allowed. *Tubular containers are not allowed.*
- For the sale of a lot one sign is permitted on the street side of the property.
- Copy on the “For Sale” sign may only include:
 - Realty company name
 - Agent’s name
 - One phone number

“Open House” Sign Rules

- All “Open House” signs shall be of metal step-type frame, not larger than 18” x 24” and must conform to Wildcat Run color specifications for realtor signs.
- Only one (1) “Open House” sign is permitted on the property for sale. One “open House sign can also be placed at the entrance to a cul-de-sac, regardless of the number of homes for sale on the street. No other copy is allowed. No separate, attached notes are allowed.
- Realtors must check with our gatehouse guard for approval to place any “Open House” signs on property.
- **Open Houses may be held on Saturdays and Sundays.**
- A realtor must be present in the home whenever an “Open House” sign is displayed and the sign must be removed by 5 p.m.
- *Real estate agents must advise the gate each day of the address of any Open House they will be holding that day. Real estate agents must notify the security guard when leaving that the Open House has ended. All Open Houses must be staffed continuously.*

Approved Signs for Realtors in Wildcat Run

“For Sale by Owner” (FSBO) sales and their Signs:

- All FSBO signs must conform to the rules and specifications stated above.
- All FSBO Brochure holders attached must also conform to above instructions.

Approved Signs for Realtors in Wildcat Run

