

Per our Condo docs amended in August 2023, we do not accept purchases under LLCs

AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM
OF POINCIANA CONDOMINIUM ONE THROUGH FOURTEEN
OF PINE ISLAND RIDGE G

(additions indicated by underlining, deletions by "----",
And unaffected language by " . . .")

XIII OCCUPANCY AND USE RESTRICTIONS

. . .

E. As of the effective date of this amendment, no corporation, partnership, limited partnership, limited liability company, limited liability partnership, or any other entity may own title to or any ownership interest in an Apartment regardless of how title or ownership interest is acquired, the intent herein being that only natural persons may own an interest in an Apartment. This provision shall not apply to the Association or an institutional mortgagee holding a mortgage on an Apartment that obtains title to the Apartment pursuant to its foreclosure or deed in lieu of foreclosure of its own mortgage, or a trust for estate planning purposes, so long as a copy the fully executed trust documents are delivered to the Association in advance, and the trustee of the trust and all adult occupants of the Apartment have been approved in writing in advance by the Board in the manner provided hereunder. This provision shall also not apply to any Apartment or ownership interest owned by a corporation, partnership, limited partnership, limited liability company, limited liability partnership or any other entity holding title to or ownership interest in an Apartment prior to the effective date of this amendment. However, upon the transfer of title of or any ownership interest in such Apartment after the effective date of this amendment, this provision shall then apply to all subsequent Owners and no corporation, partnership, limited partnership, limited liability company, limited liability partnership or any other entity shall be permitted to take title to or own any ownership interest in an Apartment as set forth herein.

Does the structural assessment need to be paid off by the existing owner or can it be assumed by the purchaser?

It is either or

How are packages delivered (Amazon, Fedex, UPS, etc)?

They are dropped off at the residents' door

What amenities are included in the community?

**laundry rooms on each floor (not allowed in the units) @
\$1.50 each load, country club access, 1 large pool at the club
and 3 others within the buildings, 2 restaurants, 2 ballrooms**

(One holds approx. 85 people - One for 400) 3 card rooms, tennis courts, pickleball courts, bocce ball court, picnic area, daily activities at the club, pro-shop \$35 for members \$45 for guests (18 holes) golf carts included with the fee, golf clubs for rent.

Are Internet and cable included in the monthly condo dues?

Grounds maintenance, water and sewer, outdoor lighting, pest control and cable included in the maintenance fee, next fiscal year (April 2026 internet will be included)

The condo docs are available in the office for the amount of \$100 check or money order, also the owner should have a copy.