



## **EMERALD ISLAND RESORT POTENTIAL BUYER INFORMATION**

Emerald Island Resort is a prestigious gated & guarded community located on Disney's doorstep. Surrounded by a Conservation Area, it encompasses over 300 acres with 11 heavily wooded acres right in the middle of the community. Once inside, you feel as if you have entered a special preserve. Owners and guests alike can utilize all the facilities provided within the resort, which include the clubhouse sauna, fitness center, Internet cafe, Free Wi-Fi around the pool areas, Tiki- bar, two heated community pools and spas, a sand volleyball court, tennis courts, pickleball courts, mini golf, bike rental, basketball courts, three playgrounds, and much more. The resort is made up of 505 single family pool homes and 216 townhomes.

While other resorts maintain their facilities, we at Emerald Island constantly strive to improve ours!

This brief report is a synopsis of information that you, as a potential buyer, should be aware of and should aid you in making a purchase decision.

The website ([www.emeraldislandhoa.org](http://www.emeraldislandhoa.org)) is our public website. This is where owners and guests can find some basic information about the resort. There is also an Owners Portal, which, after you purchase, you will have access to. The portal is our most used tool in email correspondence, compliance issues, payment information, and documents.

As a potential buyer we would like to bring your attention to the following information to aid you in your purchasing decision.

### **Things you should be aware of to make an informed purchase decision.**

#### **The Associations (amounts and what they cover)**

There are three homeowner's associations (HOAs), the Masters HOA, the Villas HOA and the Manors HOA.

Upon purchasing your new home, you will become a member of one of the two sub-associations. If you purchase a pool home, you will become a member of the Manors HOA and if you purchase a townhome, you will become a member of the Villas HOA. Everyone pays dues to the Master HOA, which takes care of all the common areas.

At the time of purchase there is a one-time Capital Contribution fee that must be paid for all property sales. The fee is \$3,000 (The Master HOA receives \$2,800 and the sub-association receives \$200) plus there will be an estoppel fee and transfer fee for each association.

The Master HOA assessments are \$266.00 per month and cover the following:

TV and internet service, gates and security, road maintenance, the clubhouse and amenities, fountains and common area landscaping, the children's play areas, all recreation areas, and resort wide trash service.

The Villas HOA assessments are \$228.00 per month and cover the following:

Hazard and Flood Insurance on the building exteriors (owners should obtain a policy for the interior including belongings), all roof repairs and roof replacement, painting of the exterior of the townhome, including the balconies and patios (repair work to the structure of the building caused by age or wear and tear is the owner's responsibility), all landscaping, cleaning and repair of the front sidewalks (repair of walkways from the front sidewalks to the front stoop of the units is the owners responsibility), etc.

The Manors HOA are \$100.00 per month and cover the following:

Sidewalk repairs, landscaping maintenance, pressure washing of the sidewalks, walkways, and driveways once per year, palm tree trimming, and tree trimming up to 15 feet.

Please contact the association manager should you wish to see a copy of the budget for any of the three associations to get a full breakdown.

Fees are subject to change upon yearly review or in the event of a special assessment.

### **Basic Rules and Regulations**

Although each association has their own set of governing documents, the Master Association dictates most of the bylaws within our resort. If you need a full set of documents, please contact our Community Association Manager (CAM).

Rules and Regulations in short:

No campers, RVs, trailers, or boats are permitted unless they can be stored in the garage. Townhomes do not have garages. Guests and owners are only permitted to load and unload. We currently do not have a storage facility on property.

The entire resort has a daily valet trash service. All trash must be bagged before placement in the outside bin. The valet service will not remove unbagged trash. If unbagged trash accumulates in the bin, it is the owner's responsibility to remove it. If sufficient unbagged trash accumulates in the outside bin and hinders the valet service from performing their job, the Master HOA may charge a fee for removal of the loose trash. The Villas trash bins are located next to the sidewalk and are in the ground. The Manors trash bins are located at the side of the house.

Parking on the street (does not apply to Townhomes) is permitted but on even sides during even months and odd sides during odd months.

Pets - pets are permitted within the resort. Per Florida State Law pets must be on a leash and you must pick up after your pets. There is no restriction on the number of pets. We do offer pet waste disposal stations throughout the resort. It is up to the owner if they allow guests to have pets within their home.

Any exterior modification requires approval by the Design Review Committee (DRC). There are forms available on the portal.

There is no mail service available in the resort. Owners visiting the resort for a short time can have mail delivered to the clubhouse. Guests, Tenants and full-time owners must obtain a post box at a place offering such services.

Once you become an owner, we will send you a welcome information packet. After you close on your new home, we will need a copy of the HUD statement to transfer the property to your name and set up the TV and Internet service. Our portal is vital to our communication and owner information, and we strongly encourage you to review the portal after you become an owner to be fully updated on the rules and the happenings of the resort. Please note that it may take up to sixty (60) days to gather all the information from the title company and enter it into the owner portal.

To aid owners, on our portal, after your purchase you will have access to much more information including but not limited to the "Homeowners Guide" and "DRC Guide". If you do have any questions, please feel free to contact our Community Association Manager, Virginia Ochoa, at [vochoa@artemislifestyles.com](mailto:vochoa@artemislifestyles.com).