



## FAQs

1. Do you have a copy of the HOA rules and regulations?
  - a. <http://www.starlightboynton.com/community-documents.html>
2. How do I obtain the estoppel?
  - a. <http://www.starlightboynton.com/sale-and-lease.html>
3. What are the current pet restrictions?
  - a. Each unit is permitted to have 2 pets not to exceed 50 pounds.
  - b. A veterinarian certificate containing weight and vaccines is to be provided with the application for purchase or rent.
4. Is there a fee for application to purchase or rent?
  - a. Yes. <http://www.starlightboynton.com/sale-and-lease.html>
5. Was the application received, when will it be approved or other application questions?
  - a. All questions regarding the application should be submitted to Southern Shores Management: [SouthernShoresInc@comcast.net](mailto:SouthernShoresInc@comcast.net)
6. Can the property be rented?
  - a. Yes, but it cannot be rented until after at least two years of ownership.
  - b. After two years have lapsed, the unit may be leased for one year periods.
  - c. Renter must meet specific criteria with respect to criminal record (felony), credit score (650+), etc. for approval.
  - d. Renewals are good for one year only and a new lease contract must be submitted each year for approval on all renewals.  
<http://www.starlightboynton.com/community-documents.html>
7. Can a pool, fence, outdoor kitchen, etc. be added?
  - a. That depends on a number of factors, including but not limited to, county laws, location, appearance, etc. An architectural modification request form must first be completed for approval.
  - b. The ACC form: <http://www.starlightboynton.com/community-forms.html>
8. Can owner install a fence behind or in front of the hedges to enclose their yard?
  - a. Fences are permitted to the side of the unit only with consideration to zero-lot line.
  - b. Specific white and bronze metal fencing is permitted and must undergo Architectural Review for approval.
  - c. A fence is permitted at the rear if not residing on a water retention area/pond.

9. What are the monthly dues?
  - a. Effective January 1, 2022, the dues are \$189.00/month.
10. How often do the HOA dues increase?
  - a. It is possible that dues may increase each year with consideration to rising costs in goods and services, as well as inflation. For example, the cable contract, contributing to just over 50% of the Association's budget, increases 4% each year. The Association makes every effort to cut costs and lower expenses where feasible. The main goal is for the Association to maintain financial stability while maintaining the community at the lowest possible cost to its unit owners.
11. What do the monthly dues include?
  - a. Cable (includes HBO, 1 HD box, 1 HD/DVR box, Internet 150 Mbps, Modem/Wireless Router), pool and common area maintenance, mailbox and sidewalk maintenance/replacement, street maintenance and roaming security.
12. Is the community gated?
  - a. No.
13. Is there a mandatory membership to the Westchester Country Club?
  - a. No.
14. Is there a capital contribution?
  - a. Yes, two months of dues.
15. Are owner commercial vehicles, boats, RVs, motorcycles allowed to be parked on the property's driveway?
  - a. No.