



REALTORS FREQUENTLY ASKED QUESTIONS

Last Updated: May 23, 2025

NOTE: All realtors must also print and read the Owner/Renter FAQ Sheet. It contains the essential topics we are required to divulge by the Florida Statutes for Condominiums under 718.

Q: Can an entity, corporation, trust or individual purchase a unit as a rental property? Are there any restrictions?

A: Yes. We request a moratorium in renting the unit for the first 12 months of ownership.

Q: Does the Association currently have any Special Assessments?

A: No. Special Assessment in any Association Community may be levied to address costs of unforeseen repairs or circumstances the community might face. All Special Assessments will be levied following the laws of the FL Statutes contained in Chapter 718.

Q: Can the Association garnish the rent from my unit if I have delinquency?

A: Based on FL Statute 718.116, in the event the owner of a unit owes the Association more than \$1,000 in fees, the Renter of a unit may be legally required to pay their rent directly to the Association until the debt is fully paid.

Q: What kind of payment options are there for owners to pay for their monthly maintenance fees?

1. Owners can use coupon book payments mailed directly to Truist Bank's Lockbox PO Box 628207 Orlando FL 32862-8207.
2. They can hand deliver payments with coupons directly to any Truist Bank branch.
3. They can mail coupons with payments to the Association office on site in the community 6610 SW 152nd Place – Pool Area Miami FL 33193.
4. They can drop payments off in person at the Association office/Dropbox.
5. They can set-up Auto Pay from their bank or directly with Truist Bank fill out their form Association (ACH) Authorization.

Q: Does Westwind Lake Condo Association have an umbrella Association?

A: No. Westwind Lakes Condo Association is a stand-alone COA.

Q: Can I hold an open house for a property I'm representing for sale?

A: Yes. Please keep open houses to reasonable times on the weekends 10am-5pm, and 9am-6pm on Weekdays.

Q: Are there restrictions on what type of signage a realtor can place on the property, in the community or the surrounding area?

A: Yes. There can be no typical large FOR SALE or FOR RENT signs on the unit's surrounding common area. You may place a sign on the unit window that does not exceed 14"x 8.5". Lawn signs, flags, balloons or other such items are not allowed inside the community or at the entrances of the community. Sales signs may be placed at the corner of 152nd Avenue and 64th Street or on 152nd Avenue, no closer than 100 feet from the entrance. If you are not sure, please contact the Association office for assistance.

Q: Are applications required for buyers and renters? If yes, what are the costs?

A: Rental application is \$150 for married couples, or \$150 each for the first two adult persons which will be living in the unit. Additional adults who will be living in the unit are required to pay \$50 each.

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Phone: 305-364-5154 Email: westwind33193@yahoo.com Website: westwindlakes.com



Q: What are the costs of Estoppels?

A: Regular Estoppel is \$299 per instance and takes 5-7 business days. Expedited Estoppel is \$418 and takes 3-5 business days. If the unit has any delinquency with the Association an additional fee of \$179 will be added. ***Please note that the COA office is open for business only 3 days a week; Mon, Wed, and Fri, 10:00 a.m. – 6:00 p.m. NO CASH IS ACCEPTED. PAYMENT MUST BE RECEIVED IN THE FORM OF MONEY ORDER OR CASHIER CHECK.***

Q: Are there interview requirements for Renters and Buyers before they are approved by the Association?

A: Yes. Both Renters and Buyers must fill out the proper application, pay the application fees and be interviewed by a member of the Board of Directors before they are allowed to move in.

Q: Are pets allowed in the community? If yes, are there any restrictions? Are there any rules about pet size?

A: Yes. Traditional pets are allowed, cats, dogs, fish etc. However, owners must be cognizant that ALL laws which apply in the state of Florida, the County of Miami-Dade and the City of Miami apply on the grounds of the community. All leash laws, nuisance, waste material pick-up and disposal requirements. Animals considered as typical of barnyard stock are NOT permitted in the community; chickens, roosters, pigeons, goats, sheep, pigs, miniature horses etc.

Other things to know:

- Westwind Lakes has a part-time **CAM** (Condo Association Manager) on site **Mondays, Wednesday and Fridays, 10:00 a.m. – 6:00 p.m.** Those time may change on Holidays or when they need to run errands or address a community issue in person.
- Security is scheduled from **6:00 p.m. to 6:00 a.m.** and on **designated Holidays 24 hours.**
- The community pool is for **residents only** and may be used by relatives, only when they are visiting the residents of Westwind Lakes. The keys to the pool are restricted and cannot be copied without a permit. **Replacement keys are \$50 each.**
- All cars parking in unit spaces must have permits. **Each unit is provided with 2 parking spaces regardless of the size of the unit.** At the time of their interviews, renters and buyers are required to sign a document which states they understand that only 2 cars are allowed per unit. Also, when their parking permit is assigned, they will be required to sign an additional document which registers their cars and reinforces that only **2 cars** are allowed per unit.
- The Annual Budget is set before the end of the calendar year, usually in November, and begins on the 1st day of every year.
- Once part of the community, both Owners and Residents will be given a login and password for access to the Association's financial documents online at westwindlakes.com.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. PROSPECTIVE PURCHASERS SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, ESTOPPEL, SALES APPLICATION, BYLAWS, DECLARATION AND ANY OTHER PERTINENT CONDOMINIUM DOCUMENTS.

This Q & A Sheet was created in accordance with Section 718.504 of the Florida Condominium Statutes.

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