



## REALTOR & TITLE INFORMATION

April 2025-March 2026

### Important Information

- Estoppel Requests available online at [www.ClosingDocsNow.com](http://www.ClosingDocsNow.com).
- Cypress Village POA is the master association for 13 sub associations.
- Some sub associations may have a different Estoppel Process to request.
- Buyers do not require approval or interview with Cypress Village POA before purchasing the home or entering the Homeowners Association. Exceptions may exist within a sub association.
- The Hammocks Homeowners Association is a 55+ association.
- The Association does not have the right to first refusal before purchasing the home.

### Association Documents

- Public documents are available on the Association website [www.cypressvillagesmw.com/governing-documents/](http://www.cypressvillagesmw.com/governing-documents/).
- A New Homeowner Guide is also available on the Association website [www.CypressVillageSMW.com](http://www.CypressVillageSMW.com).
- The current FY Budget is available on the Association website [www.CypressVillageSMW.com](http://www.CypressVillageSMW.com).
- Assessments are collected on **annual** basis. Annual Assessments are currently **\$132.00**, including Reserves. All payments are considered late **after May 30<sup>th</sup>**. Reserve budget is listed in the budget.

### Realtor Information

- One (1) "For Sale" or one (1) "For Rent" sign per Lot so long as they are on one/eight inch (1/8") wire supports no higher than twenty-four inches (24"). These signs must not exceed six by eight (6 x 8) inches.
- One "Open House" sign so long as it does not exceed two foot by two foot (2' x 2') and is used with the Property Owner or a licensed sales agent in attendance and removed at the end of the scheduled "Open House". Signs may be placed only on Saturdays and Sundays. Open House signs must be placed within the boundary of the lot and may not be placed on any County right of way, common area or on another Owner's lot.

### Fees at Closing

- There is a transfer fee in the amount of \$150.00 added to the Estoppel at closing and made payable to Leland Management, Inc.
- The standard Estoppel Fee is \$299.00 and Rush is \$418.00.
- There are no resale contribution fees.

### Pets

- No animals, including farm animals, birds, or reptiles shall be raised, bred or kept on any Lot except as provided in (the Deed Restrictions).
- Animal outdoor containment units, kennels or runs are not permitted.
- No animals, birds or reptiles shall be kept in a manner that is a nuisance or that is offensive to other Owners within the Subdivision.
- All animals must be kept inside Owner's Residential Unit during hours of darkness.
- Owner's animal must be kept on a leash within the Owner's complete control.
- No restrictions on the number of pets.
- No weight restrictions for pets.
- Owner shall be responsible for the removal of any animal waste deposited by Owner's animal upon a Lot, Common Area, Street or County right-of-way within the Subdivision.
- **IMPORTANT NOTE:** These are the minimum requirements within the master association – other associations may have more strict guidelines. Please consult the sub association for the information.



### **Rental/Lease Information**

- Owners do not need to live in the home before leasing. Leasing permitted within specific guidelines.
- Transient tenants may not be accommodated in a Home. Subleasing is also prohibited. No home may be advertised on a short-term leasing website.
- There is a minimum six (6) month lease period or not less than one hundred eighty (180) consecutive days. In addition, the home may not be leased more than two (2) times in any given twelve (12) month period.

### **Amenities**

- Common area acreage, clubhouse
- The Country Clubs are not included in the Assessment. Please contact them online at [www.sugarmillwoodsgcc.com](http://www.sugarmillwoodsgcc.com).

### **Utility Information**

- Electric provider is Duke Energy; [www.Duke-Energy.com](http://www.Duke-Energy.com) or call (800) 228-8485.
- Water is through Citrus County Utilities. A connection is required, and a deposit may be required. Please contact them at (352) 527-7650 or email [WaterResources@citrusbocc.com](mailto:WaterResources@citrusbocc.com).
- Blue Stream is the Fiber option in the Association. Spectrum is also available. The service provider is up to the individual homeowner. Blue Stream is available online at [bluestreamfiber.com/cypress-village](http://bluestreamfiber.com/cypress-village).
- Trash/Garbage is up to the homeowner to decide which company to utilize. This is not included in the Annual Assessment.

### **What are the sub associations in Cypress Village POA?**

The sub associations highlighted below indicates an additional assessment.

- The Hammocks of Sugarmill Woods
- Cypress Run COA
- Beechwood Point Villa Condominium HOA Inc.
- The Enclave of Sugarmill Woods
- Fairway Run Condominium Association
- Oakleaf Homeowners Association Inc.
- Oakwood Unit 1-3 (dissolved)
- Pinewood Condo Owners Association
- Pinewood Gardens HOA Inc.
- Pinewood Green POA of SMW Inc. (dissolved 3/30/21)
- Springwood Condominium
- Third Fairway I Condo Owners Association
- Third Fairway II Condo Owners Association
- Villas of Anton Condominium Inc.