

Rotonda West Association, Inc.

Introduction

Rotonda West is a peaceful, planned community situated near the beautiful Gulf of Mexico in southwest Florida. It is located mid-way between Sarasota and Fort Myers. Rotonda West contains 8,000 home sites with over 5,000 homes completed with a total population of 13,000. Residents are predominantly full-time homeowners and their families, as well as tenants and those who winter in the community

There are seven golf courses operated by Rotonda Golf and Country Club. Thirty miles of canals, lakes and ponds wind through the community and offer fishing and boating opportunities for its residents.

Many exotic and beautiful birds call Rotonda West home, as it is a designated Bird Sanctuary. Nearby recreation facilities, beaches, theaters, sporting events, and fine restaurants are available for all. Clubs, activities, and many volunteer opportunities abound for those who wish to become involved.

Mission statement

The role of Rotonda West Association, Inc. is multifaceted: To protect the property interests of its members; to enhance living in the community; and, to plan for the future in its role as a community association. *(Approved November 13, 2002)*

Overview of the Association

The Rotonda West Association, Inc. (RWA) is a not-for-profit Florida membership corporation and is operated exclusively for the promotion of the common good and general welfare of the people of the Rotonda West community. It is incorporated under the Florida Not for Profit Corporation Act as stated in the Articles of Incorporation. The RWA is also governed by Florida State Laws Chapter 720 and Chapter 617, as well as local Governing Documents.

The RWA provides an organizational framework for cohesive community efforts by and for its membership and provides for the necessary operation, administration and government of Rotonda West as a community. The RWA is responsible for community services, general maintenance, care and upkeep of the community's infrastructure, including, buildings, facilities and other properties. The RWA also promotes and in some cases sponsors cultural, esthetic, recreational and general programs and services for the members.

The RWA Board of Directors is generally responsible for maintaining and improving the community in the best interests of its members. The Board interprets, applies, administers and enforces the governing documents affecting the community. The Board may be assisted in these efforts by the establishment of standing/statutory and advisory committees. The RWA collects appropriate assessments, charges in the form of fines, deposits and fees for services rendered. These moneys are used to finance the activities of the association.

Governing Documents

The Governing Documents of the RWA include the Articles of Incorporation, Deed Restrictions and By-Laws. The Governing Documents are legal documents which detail the rights and responsibilities of the homeowners and the Board.

All Policies and Procedures have been established and approved to assure the orderly operation of the Association. All Board Members, Committee Members, Association Members, and Staff shall comply with each applicable policy and procedure.

The Articles of Incorporation is the document which establishes the Homeowners Association. The Articles of Incorporation can be changed by a vote of the homeowners, with two-thirds (2/3) of the majority of the homeowners who cast votes.

The Deed Restrictions define the rights, commitments and liabilities governing the use of the property in the Homeowners Association. The Deed Restrictions deal with land usage and are a permanent set of restrictions. They are designed to maintain an attractive and orderly community, in order to maintain home values.

The RWA developer has retained control over the deed restrictions, and is the only one who can change them. The Developer also holds the rights to Architectural Control over all building in Rotonda West.

Bylaws are part of the governing documents. While the Articles of Incorporation define the responsibilities for the association, the Bylaws outline the procedures used to carry out the responsibilities. The Bylaws can be changed with a two-thirds (2/3) majority vote of the Board, with a fourteen (14) day notification of the homeowners.

Board of Directors

The Board of Directors (BOD) consists of six (6) members elected by the homeowners and one Director appointed by the Developer. The Board of Directors has the responsibility of enforcing Deed Restrictions and all Governing Documents. The Board does not have the legal authority to suspend, waive or grant exceptions to the governing documents. The Board must enforce the Governing Documents consistently and uniformly. The Board is also responsible for maintaining the common areas, maintaining the canals, and approving residential modifications.

Association Members

All lot owners are mandatory members of the Rotonda West Association, Inc. The Association Members' legal obligations are to pay association assessments and to abide by the Governing Documents. Association members are eligible to run for the Board and serve on Association committees. Association members are encouraged to vote in Association elections and participate in Association activities and community programs.