



Below are some frequently asked questions for those new to condominium living, while also satisfying the requirements of Florida Statutes. Please contact the Management Office with any other questions.

The legal governing documents of Barkley Master Association, Inc. are the Amended and Restated Declarations, Articles of Incorporation, By-Laws, and Rules. Copies of these documents are available for examination in the Management office or on this website.

Questions and Answers

Q – I understand that I must undergo a background screening. What is this and why must I be screened?

A – Screening is required for all new owners, renters, lessees, and guests (over thirty days). It is completed on-line through a portal called Tenant Evaluation. For more information, please see the barkleyvillas.org website or contact the Management Office.

Q – My wife and I own the unit jointly. What are our voting rights?

A – One vote per unit.

Q – What restrictions exist on my right to use the unit?

A – Barkley Master Association is established as “housing for older persons” under both Federal and State laws. At least one occupant per unit must be fifty-five (55) years of age or older. No permanent member of a family under twenty-one (21) years of age shall reside in any unit of this condominium, except a guest of any age may be permitted to visit for up to thirty (30) days in a calendar year. No business or commercial activity of any kind shall be conducted in the Units.

Q – Can I have pets?

A – Pet fish and birds are permitted.

Q – Can I expand my Florida room one foot wider?

A – No structural changes are permitted to a unit exterior.

Q – Can I paint the exterior of my unit because I do not like the present color?

A – No.

Q - Can I install a patio at the rear of my unit?

A - Yes, however you must submit an "alteration application form" for approval, before work begins.

Q – I like flowers. Can I put potted plants at the entrance of my unit?

A – The maximum number of potted plants permitted on the front entrance way is two and two on the back patio.

Q – Am I permitted to rent my unit?

A – Not during the first two (2) years of ownership and only one (1) such rental is permitted in any twelve (12) month period. The minimum length of rental period is three (3) months and the maximum is twelve (12) consecutive months. A standard lease, along with Association approval, is required for all rentals.

Q – When I purchased my unit did, I get ownership of anything else?

A – Yes. You own a percentage, based on the size of your unit, of the common elements (Swimming Pool, Clubhouse, Bocce Court, and Shuffleboard Courts). You are assigned one parking space, which is identified for your unit. Guest parking is on a first come, first serve basis.

Q – Can I own more than one (1) unit in Barkley?

A – You are allowed to own a maximum of two (2) units.

Q – Who operates the condominium association?

A – Barkley Master Association Inc., through its Board of Directors along with Castle Group, a community association management company.

Q – Does the Board of Directors of the Barkley Master Association have meetings?

A – Yes. The meetings are noticed and open, as permitted by law, to all owners.

Q – Do I have to attend these meetings?

A – Attendance is encouraged but not required.

Q – Can I put a washer and dryer inside my unit?

A – No. It is prohibited in the Governing Documents of the Association.

Q – Can I sell my unit to whomever I wish?

A - Only in accordance with the Association's Governing Documents and Board approval. Please ask the property manager for guidance.

Q – If one of my children inherits my property and is under fifty-five (55) years of age, can they own the property?

A – Yes, provided, at least eighty percent (80%) of all units are occupied by one (1) or more persons fifty-five (55) years of age or older as per the Association's Governing Documents.

Q – Is the property insured or do I have to buy my own insurance?

A – As per Florida Statutes and Barkley Master Association Governing Documents, the Association purchases insurance to cover the common areas outside of the units. The unit owner is responsible for insuring everything inside of the unit.

Q – Can I park my boat, trailer, RV, motorcycle, commercial vehicle, pickup truck, or other non-standard vehicle on site?

A – These and many other vehicle types are not permitted on Association property. Please refer to the Association's Governing Documents or contact the Management Office.

Q – If my toilet does not work, my water heater leaks, my A/C stops running or my water valve does not work properly, who will fix them?

A – It is the unit owner's responsibility to repair or replace.