

PORT ROYAL COMMUNITY ASSOCIATION, Inc.

PO Box 13025, Pensacola FL 32591

To help with better understanding the Port Royal Gated Community, let me briefly explain. There are three Associations, each with separate, but related responsibilities.

Port Royal Owners Association, Inc. is a Condo Association for Phase I, which consists of a 7 story tower (39 units), covered parking for those units, and 21 townhomes...60 units total. Business matters and insurance for these 60 units is handled by the Condo Association Board of Directors on behalf of these 60 condo owners.

Port Royal Phase II Homeowners Association, Inc. is an HOA, and consists of 16 properties with single family homes...there are no common structures within Phase II. The Phase II HOA has a Board of Directors to handle the business affairs. This HOA has its own General Liability, D & O and Crime coverages. All other insurances for these 16 properties are the responsibility of each individual homeowner within Phase II.

Port Royal Community Association, Inc. is neither a Condo Assoc nor an HOA but a non-profit Corporation set up by the Port Royal Developers and the City of Pensacola in 1984 to own and maintain certain shared property and elements of **all 76 Port Royal owners**, such as the pool. The Board of Directors consists of four Directors (2 from Phase I and 2 from Phase II), a Director representing the City Of Pensacola, and a Secretary who is not a Director. Both the Phase I Condo Association and the Phase II HOA are assessed annually by the Community Association for the maintenance and capital improvements of the Community Association property and elements.

The Port Royal Community Association owns and maintains the following properties:

- The Port Royal Way easement from Main Street to our mailbox structure and Entrance Gates, and the associated landscaping maintenance
- The ENTRANCE, consisting of a secure electronic gate system, the associated gates and fences, lighting, etc.
- a Mailbox "structure" outside of the front gate, which serves the 16 Phase II homes, and the 21 townhouses
- a Retention Basin just inside the main entrance gates, which is completely surrounded by 5 feet high decorative metal fence
- Port Royal Way (private road)...inside our gate is not maintained by the City or County...repaving, repair of utility pipes beneath the road, etc. is our responsibility
- Streetlights along Port Royal Way and within the Pool area
- Pool and Pool Area...a 4 ft metal fence surrounds the Pool and an extended pool deck area with lounge chairs.
- Pump house: the pool filters, pumps, equipment and supplies
- Pool house: a Ladies Room, a Men's Room, and a Fitness Room...all locked and available only to owners
- Covered Gazebo outside of the pool fence, with lighting and electrical outlets