**Frequently Asked Questions**

* **What is Swansgate?**

Swansgate is a private community of 165 patio homes and 24 condo units for owners 55 and older. No assisted living services are provided. The patio homes and the condos each have separate HOAs run by elected Boards under by-laws and covenants that restrict many aspects of home ownership***. Those documents and related guidelines should be read online at:*** [***www.swansgate@nhe.com***](http://www.swansgate@nhe.com)

* **Is there a regime fee?**

Yes, for both patio and condo owners. The fee covers exterior painting, roofing, weekly landscaping and funds a long-term reserve for replacement of capital assets. The 2020 fees are $317 per month for patio homes and $435 for condos are expected to increase approximately 3% per year. An additional one-time assessment of $500 per homeowner is expected after 2025 to help pay for road re-surfacing.

* **What changes can I make to the exterior of my home?**

None without the written consent of the Board. Any changes made to the outside of a home or its landscaping must go through a formal approval process designed to maintain neighborhood quality and continuity.

* **May I rent my home or condo if I am not living in it?**

Only with the prior approval of the Board. Such approval has NOT been given in recent years.

* **Is there a property manager on site?**

A community manager who is an employee of our management company is on site Monday through Friday and assists owners from 10:00AM – 2:00PM. A telephone number is available for after-hours emergencies.

* **Are pets allowed at Swansgate?**

Each home may have no more than 2 pets. All dogs must be less than 22” in height from shoulder to ground. Pets must be leashed at all times. Pets cannot be left unattended outside, even in private courtyards.

* **Are there organized activities at Swansgate?**

In addition to special interest groups for tennis, pickle ball, bridge, bingo, and writing, there are monthly socials, monthly pizza night, a culture club and other presentations.

* **Can I use the clubhouse for parties?**

Homeowners may reserve the clubhouse for a fee for personal functions but must be in attendance.

* Entrance gates are closed at night but they can be opened via remote control or personal code number.
* The pool is open April through September. Guests are allowed only if homeowner is present.

**The Manager cannot provide information or assistance to prospective buyers.**

**Please ask your real estate agent or go to:** [***www.swansgate@nhe.com***](http://www.swansgate@nhe.com)***.***

**Thank you for visiting The Swansgate Retirement Community, have a great day!**

*January 2020*