

OXFORD HOUSE of Port Charlotte Information

21267 Gertrude Avenue Port Charlotte, FL 33952

Community Type	Condominium, 55 and over age restricted community
Number of Units at OXFORD HOUSE	32 units consisting of: <ul style="list-style-type: none"> • 20 two bedroom (max. occupancy is 4 people) • 12 one bedroom (max. occupancy is 2 people) 20 carport parking spaces (permanently assigned)
Association Incorporation	August 20, 1973 (Governed by FL Statute 718). OXFORD HOUSE Declaration of Condominium, Bylaws, Articles of Incorporation, and Rules and Regulations all apply.
Roof Type	TPO, new 2024, wind mitigation study available.
Two stories with handicap lift	Yes, new lift scheduled to be installed 1 st /2 nd qtr. 2025
Sale or Lease application	<ul style="list-style-type: none"> • \$100 non-refundable to OH Association, \$40 fee for background check payable to PPM. • The Board of Directors must approve or deny applications for purchase, lease, or residency.
Lease and guest restrictions	<ul style="list-style-type: none"> • 2-year ownership prior to allowance for lease. • Lease for min. of 3 months (no short-term rental). • Short-term guests (30 days maximum) are welcome, but the owner must be present (<i>please, no pets! See below.</i>) • Guests for longer periods must apply for residency and pass a background check.
No pets allowed	Subject to FL and US law and valid doctor's script.
OH monthly maintenance fee	\$465 payable by the 10 th of each month (2025 rate).
Maintenance fee payments	Preferred to set up autopay with your bank. Mail payments to Charlotte Square office, 2296 Aaron St, Pt. Charlotte 33952 Alternative payment options available.
Proof of insurance	Building insurance renews Feb 01 yearly and is part of maintenance fees. Building insurance covers the structure of the building up to the taped and floated drywall, bare sheetrock ceilings and concrete floors. NOTE: Each owner must purchase condo insurance (H06 or equal) and liability insurance (\$300K) separately.
Association fee covers	Amenity upkeep, common area grounds maintenance, common areas, building insurance, common area electric, water and reserve funds required by law.
Charlotte Square community recreation facilities	Two pools, bath house, recreation hall, tennis and pickleball, shuffleboard, bocce ball, billiard / ping-pong.
Oxford House Amenities	Management Company (PPM), Board of Directors, 2 nd floor social room, coin operated laundry machines, 1 st floor office, secure entry system, storage lockers, bike storage rooms, luggage rooms, website, monitored fire alarm, and camera security system.