



Lake Buena Vista Resort Village & Spa
8113 Resort Village Drive, Orlando, Florida 32821
P: 407-597-0214 | F: 407-597-1600
LBVOrlandoResort.com

Subject: Lake Buena Vista Resort Village & Spa – Information for Real Estate Professionals

Thank you for your interest in Lake Buena Vista Resort Village & Spa.

For your reference when working with prospective buyers, please note that Lake Buena Vista Resort was developed and approved as a hotel condominium resort. The property operates as a professionally managed condominium resort hotel and is zoned exclusively for short-term rentals. Units may not be used as primary residences or leased as long-term rentals. All ownership and rental activity must comply with the condominium documents, rules and regulations, and the resort's operational standards.

Because the property functions as an active hospitality operation with guest occupancy, all showings must be scheduled in advance through our office. Advance notice is required in order to confirm that the unit is available and not occupied by guests. Walk-in showings or unscheduled access to units is not permitted. Access to an occupied unit is not permitted.

Attached to this email you will find the Condominium Documents, Rules and Regulations, and Rental Management Agreement for your review.

Condominium Structure

Lake Buena Vista Resort Village & Spa operates as a condominium resort consisting of multiple condominium associations. Ownership of a unit requires compliance with the governing condominium documents, rules and regulations, and the operational standards of the resort.

Because of this structure, the property functions differently from a residential condominium community. The building operations, shared facilities, guest services, and overall design of the resort are structured around short-term guest stays and vacation lodging, rather than permanent or long-term residential tenancy.

Please ensure that prospective buyers are aware that the property is structured and operated as a condo-hotel environment designed to support short-term vacation rentals.

Condominium Association Assessments (2026)

HOA assessments are mandatory for all owners regardless of rental participation and are assessed monthly based on unit type and association.



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Lake Buena Vista Resort Village I – A Hotel Condominium Association, Inc.

Two Bedroom / 2 Bath – \$706.23
Three Bedroom / 2 Bath – \$820.28
Three Bedroom / 3 Bath – \$938.72
Small Four Bedroom – \$1,182.96
Large Four Bedroom – \$1,427.03

Lake Buena Vista Resort Village II – Hotel Condominium Association, Inc.

Two Bedroom / 2 Bath – \$836.38
Three Bedroom / 2 Bath – \$971.45
Large Four Bedroom – \$1,690.02

Lake Buena Vista Resort Village III – Hotel Condominium Association, Inc.

Two Bedroom / 2 Bath – \$952.01

Lake Buena Vista Resort Village IV – Hotel Condominium Association, Inc.

Two Bedroom / 2 Bath – \$841.72
Three Bedroom / 2 Bath – \$977.66
Large Four Bedroom – \$1,700.80

Unit Standards and Improvements

Any upgrades or improvements to units must be reviewed and approved in advance. Work performed on the property must comply with Association requirements, including scheduling, contractor credentials, proof of insurance, and workers' compensation coverage.

Interior aesthetics must remain consistent with the established standards of the resort in order to maintain a uniform guest experience.

Property Re-Imagination

Please be advised that the property is currently undergoing a comprehensive re-imagination initiative designed to enhance the overall guest experience and long-term value of the resort. This effort includes improvements to the commercial areas of the resort, guest amenities, and the units. Unit owners are financially responsible for the upgrades to the unit.



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As planning progresses, additional information regarding the scope and timing of these enhancements will be communicated to owners as details are finalized.

This information is intended to provide a general overview of the structure and operational framework of the property. Please review the attached condominium documents and agreements for the complete governing requirements.

If you require additional clarification or need assistance scheduling a showing, please feel free to contact our office.

Thank you again for your interest in Lake Buena Vista Resort Village & Spa.

Warm regards,

A handwritten signature in black ink, appearing to be "Yaritza Maldonado Ortiz".

Yaritza Maldonado Ortiz
Owner Services Manager
P: 407-597-0214, Ext: 1018
E: Ownerservices@lbvorlandoresort.com