



**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**  
**EFFECTIVE MARCH 1, 2019 THROUGH FEBRUARY 29, 2020**

**Q. What are my voting rights in the Condominium Association?**

**A.** One vote per unit owned.

**Q. What restrictions exist in the Condominium Documents on my right to use my unit?**

**A.**

- 1) Adult Community - at least one person occupying the unit must be 55 years of age, unless "grand- fathered in."
- 2) Each unit must be occupied only as a single-family private dwelling. No businesses allowed.
- 3) No children under 13 years of age permitted to visit or reside more than 30 days in any calendar year.
- 4) No trucks, RV's, motorcycles, boats, and/or trailers allowed to park in guest parking.  
See rules regarding RV/Boat parking. (parking permits issued through Association office)
- 5) No pets allowed, unless documented service or assistive animal.
- 6) Cannot change the exterior of the building including walls, doors, windows, walkways, railings or roofs. No antennas or aerials. No "For Sale" or "For Rent" signs.
- 7) Automobiles and bicycles must be parked in designated areas. One Carport is designated per unit.
- 8) No nuisances of any practice that is a source of annoyance to fellow residents will be allowed.

**Q. What restrictions exist in the Condominium on the leasing of my unit?**

**A.**

- 1) Unit owner may not lease his unit without prior Board of Directors approval.
- 2) Lease will not be for less than 60 days.
- 3) Unit cannot be leased in excess of three times each calendar year.
- 4) Unit owner leasing his unit must give the Board of Directors the name and address of the intended lessee and other pertinent information.
- 5) The Board of Directors must approve/disapprove within 30 days of receipt. If approved, a certificate will be issued by the Association office and signed by two Board members. There is a \$100.00 processing fee for this application.

**Q. How much are my assessments to the Condominium Association for my unit type and when are they due?**

A. 1 Bedroom \$249.80                      2 Bedroom \$345.57

*(effective 03-01-19 thru 02-29-20)*

Assessments are due the first of each month and late after the 10<sup>th</sup>.

**Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association?**

A. You do not have to be a member of any other association.

**Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

A. You do not have to pay rent or land use fees for recreational or other commonly used facilities.

**Q. Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

A. The Association is involved in litigation against Citizens Insurance for overcharging insurance premiums. No set dollar amount.

**NOTE:**

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**