



Frequently Asked Questions and Answers Sheet

Q. Are the Association's Declaration of Condominium, Articles of Incorporation and By-Laws in full force and effect as of issuance of this Questions and Answers Sheet?

A. The Declaration of Condominium, Articles of Incorporation and By-Laws as issued, contain all provisions thereof without change, and are in full force and effect as of December 31, 1991. Articles 1 (A) of the Declaration of Condominium, Articles of Incorporation and By-Laws adopt any changes in the Florida Condominium Act, and the Amendments in the Act, including those effective January 1, 1992, govern the operation of this Condominium.

Q. What, if any, are the rules restricting use of a Unit?

A. Article XIV (A) of the Declaration of Condominium provides that a Unit shall be used only as a private dwelling for the Owner and his immediate family, or for Lessee and his immediate family. Nothing may be done in the Unit that would increase the rate of insurance on the Property, nor may there be unreasonably loud noises, immoral or illegal acts, or any business conducted.

Article XIV (D) of the Declaration, prohibits any animals or pets in the building at any time.

Q. What are the rules regarding amount, frequency and purpose of assessments?

A. Every Unit Owner is obligated to pay a regular assessment on the first day of every month in advance for that month, and such other assessments that the Association might find essential to its needs in accordance with the appropriate provisions of Florida Law, and the Association's Documents. The amount assessed a Unit is calculated in accordance with the Unit's Proportionate Share of Common Expenses, originally established by the Developer. The Table thereof, in percentage form, is based on the Unit's size and the height of the floor on which it is located.

Q. What are the Unit Owner's voting rights.

A. The Unit Owner's voting rights are exercised at Annual and Special Meetings of Owners , and such other times as voted by the Board of Directors, and are weighed in accordance with the percentage ascribed to a Unit in the Table of Proportionate Share of Common Expense.

Q. Are there any rules on leasing of Units?

A. Article XII (J) of the Declaration of Condominium prohibits the leasing of a Unit for two years from the date of its sale. No Unit may be leased more than once during any period of twelve months.

Q. Are there any pending Court cases wherein the Association could be liable for \$ 100,000 or more?

A. No

Q. Are there any charges or restrictions for the use of any of the recreation facilities?

A. No. All residents and approved guests have equal rights to the use of the recreation facilities, and unless it is for private use there is no charge.

The attached Information for Purchasers of Units outlines some of the rights and obligations of applicants for approval as owners, some of the initial procedures, and answers many foreseeable questions. At the interview for approval, the Committee will endeavor to answer all the questions in person.