

\_\_\_\_\_ **CONDOMINIUM ASSOCIATION INC.**  
**Question and Answer Sheet - January 1, 2018**

**(Required by State of Florida Statute 718.504)**

**1. What are my voting rights in the condominium association?**

**Each UNIT shall be entitled to one vote and the vote of such UNIT shall not be divisible. Reference Bylaws - Article 2**

**2. What restrictions exist in the condominium documents on my right to use my unit?**

**Owners of all UNITS in the CONDOMINIUM shall be members of the ASSOCIATION and shall be over eighteen (18) years of age. Each UNIT is restricted to residential use as a single family residence by the owner or owners thereof, their immediate families, guests and invitees. Permanent occupancy shall be by at least one person 55 years of age or older.**

**Reference Articles of Incorporation: Article V 1. and Declaration of Condominium Section 9.1 and the 1981 and 1991 amendments to these documents.**

**3. What restrictions exist in the condominium documents on the leasing of my unit?**

**No lease may be made for less than a three (3) month consecutive period, but only one such lease may be made within any twelve (12) month consecutive period**

**Reference Declaration of Condominium: Section 12.1 (b) and amendments thereto.**

**4. How much are my assessments to the condominium association for my unit type, and when are they due?**

**The monthly assessment for all Unit Owners for 2018 is \$155.00, due and payable on the first day of every month.**

**5. 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? Also, how much are my assessments?**

**All Unit Owners are subject to membership in the Cenclub Homeowners Association. Inc., the entity charged with the option to purchase the Demised Premises in December 2019. There are no voting rights or assessments prior to Cenclub exercising the purchase option.**

**Reference: Long Term Lease: Sections: 1.6; 4.0; and 14.**

**6. 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?**

**There is a RECREATIONAL FACILITIES LEASE associated with this Condominium. All Unit Owners are required, as a condition of ownership, to be lessees under this Lease.**

**The annual assessment for 2018 is \$1230.00. This assessment is payable monthly at the rate of \$102.50, and due on the first day of every month. Reference Condominium Documents - Long Term Lease.**

**7. Is the condominium association or any 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.**

**No.**

**8. Are pets allowed?**

**No animals, reptiles, birds, livestock or poultry of any kind shall be raised bred or kept within the Condominium, *other than an Emotional Support or Service Animal prescribed by a physician or other qualified individual under Fair Housing laws for the benefit of a disabled resident.***

***Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE AND ARE MADE IN GOOD FAITH AND TO THE BEST OF THE ASSOCIATION'S ABILITY AS TO THEIR ACCURACY. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS FOR COMPLETE DETAILS.***