

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**STRATFORD ARMS CONDOMINIUM ASSOCIATION, INC.  
(the "Association")**

**As of March 2026**

**Q: What are my voting rights in the Association?**

**A:** Pursuant to Section 5.2 of the Amended and Restated Declaration and Article 2 of the Amended and Restated By-Laws, the Owner or owners of each unit shall collectively be entitled to cast one (1) vote for each unit owned. The vote of a Unit shall not be divisible. Pursuant to Article 2, Section 2.5, of the Amended and Restated By-Laws, if a unit is owned by one or more persons, those persons (including husbands and wives) shall decide among themselves as to who shall cast the vote of the unit. If a Unit is owned by a trust or, to the extent permitted by the Declaration, another entity, it shall designate the representative, officer, employee or agent entitled to cast the Unit's vote by executing a certificate to be filed with the Secretary of the Association, signed by its authorized representative. The person designated in any such certificate shall be known as the Voting Member. If, for a Unit owned by a trust or other permitted entity, such certificate is not on file with the Secretary of the Association, the vote of the Unit shall not be counted in determining the presence of a quorum, or for any purpose requiring the approval of the person entitled to cast the vote for the Unit. Such certificate shall be valid until revoked or superseded by a subsequent certificate, or until a change occurs in the ownership of the Unit.

**Q: What restrictions exist on my right to use my Unit?**

**A:** There are several restrictions on the use of your unit which include limitations on: occupancy and use, pets, alterations, use of common elements, nuisances and other improper uses, leasing, posting signs, parking and permitted vehicles, access by the Association and storm shutters. The Association is entitled to levy fines to penalize violations of the restrictions and enforce the restrictions by other means.

***(THIS LIST IS INTENDED AS A SUMMARY. PLEASE REFER TO ARTICLE 16 OF THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM, AND TO THE RULES AND REGULATIONS OF THE ASSOCIATION FOR MORE INFORMATION ON RESTRICTIONS ON THE USE OF YOUR UNIT.)***

**Q: What restrictions exist on the leasing of my Unit?**

**A:** The Leasing or rental of Units or any portion thereof is prohibited, pursuant to Section 16.6 of the Amended and Restated Declaration.

**Q: How much are my assessments to the Association for my Unit type and when are they due?**

**A:** The current annual assessment, based on the 20\_\_ budget, for Unit \_\_\_\_ is \$\_\_\_\_\_, payable \_\_\_\_\_.

**Q: Do I have to be a member of 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?**

Page 1 of 2

*Stratford Arms Condominium Association, Inc.*

A: No. There is no other association in which your membership is required.

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: No. There are no rent or land use fees for recreational or other commonly used facilities.

Q: **Is the 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: As of this date, we are not aware of any cases, however, the Association recommends you verify the information which is publicly available through the Palm Beach County Clerk of Court at [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com).

Q: **Is the condominium created within a portion of a building or within a multiple parcel building?**

A: No.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**