

## REALTOR QUESTIONS

### EAST GREENS CONDOMINIUM, INC.

Total number of Units 68 (52 occupied, 10 owned by 1 person building out, 6 lots owned by Association)

Number of units rented, if applicable? 4

Application required for purchaser? Yes X No    , Application Fee \$100.00.

Interview of purchaser required? Yes     No X, Association has right of first refusal? Yes     No X.

Interview only if they have a concern or application questionable.

Pets Allowed? Yes X No    , Type of pet permitted Household pets No dangerous breed.

Number of pets allowed? Yes 2 No    , Wgt/Hgt? Yes     No X, Permitted Wgt/Hgt?    

Tenants permitted pets? Yes X No    , Other:    

Vehicle restrictions? Yes X No    , If yes, please state restrictions trucks limited to ¾ ton no commercial

Number of vehicles allowed? Must fit in carport and driveway

Parking Covered     Open     Garage/Carport X Assigned     Deeded     Space #    .

Pickup trucks Yes X up to ¾ ton No    , Commercial vehicles? Yes     No X, Motorcycles? Yes X  
N   ,

Rental Restrictions? Yes X No    , If allowed term limit Not less than 60 days or more than one year  
Application fee \$100.00

Interview required for tenant? Yes     No X,

Only if question or concern

55 and over community? Yes X No    , 62 and over community? Yes     No X,

RV and boat storage area? Yes     No X, Camper/motor home storage area? Yes     No X,

Dock? Yes     No X, Deeded? Yes     No    , Space available? Yes     No    ,

Dock available to: tenant? Yes     No    , or Purchaser? Yes     No    , Cost?    

Unit Association fee? Yes X No    , If yes, fee amount \$ 330.00

How paid? Monthly X, Quarterly    , Annually    .

Master Association? Yes     No    , If yes, fee amount \$    .

How paid? Monthly    , Quarterly    , Annually    .

Recreation lease and/or land lease? Yes     No X, If yes, fee amount \$    

How paid? Monthly    , Quarterly    , Annually    .

Pending assessments? Yes     No X, If yes, explain and indicate what payments have been made

All assessments current? Yes     No    , If no, state outstanding balance:

**Determined at time of closing**

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**Amenities privileges: For Owners Yes   X   No       , For Tenants Yes   X   No       ,  
Tenants assumes owner's rights**

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**Cost of privileges? For Owners \$       NO       For Tenants \$       NO**

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**Please explain recreation facilities?**

**Clubhouse, pool**

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**Other information available:**

**Completed by   Management Professionals, Inc.**

**by:   Allison Cefalu**

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**Phone:   239-368-6741**

**Printed name**

**Fax:   239-368-1498   E-mail:   mgmtprofl@aol.com**

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**Please see attached question and answer sheet as referenced by Florida Statute 718.504.**

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**EAST GREENS CONDOMINIUM, INC.**

As of **January 1, 2025**

Name of Condominium Association

**Q:** What are my voting rights in the condominium association?

**A:** **There shall be no more than 68 voting members at any one time. The owners of a condominium unit or parcel in the condominium property shall be entitled to cast one (1) vote at all meetings of the members of the Association.**

**Q:** What restrictions exist in the condominium documents on my right to use my unit?

**A:** **The following is a synopsis of the restrictions and is by no means comprehensive. For a comprehensive explanation of the restrictions see the condominium documents and the “Rules and Regulations.”**

**The units shall be used for single-family residences only.**

**No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents.**

**No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinance and regulations of all governmental bodies having jurisdiction thereof shall be observed.**

**No architectural changes to the outside may be made without approval**

**No motor vehicle shall be parked on the condominium property except in such areas intended for that purpose. No commercial trucks, or other vehicles that are primarily used for commercial purposes, other than service vehicles temporarily present on business, shall be parked on the condominium property.**

**At least one occupant in each Unit in East Greens must be at least fifty-five years of age or older.**

**Sales must be approved by the Board.**

**Leases can be no less than 60 day or more than 1 year (must be renewed after one year).**

**Q:** What restrictions exist in the condominium document on the leasing of my unit?

**A:** **Leases must be approved by the Board of Directors. Leases can be no less than 60 day or more than 1 year (must be renewed after one year). Owner rights to amenity use transfer to the tenant.**

**Q:** How much are my assessments to the condominium association for my unit type and when are they due?

**A:** **2025 Assessments are \$330.00 due on the first of every month.**

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

**A:** **NO**

**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**

**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:** **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.**