

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Schooner Bay Condominium Association, Inc. as of Jan. 1, 2019

- Q:** What are my voting rights in the Condominium Association?
A: Owner of unit has a vote based on the same percentage as the allocated maintenance fee payment. The vote of a Condominium unit shall not be divisible.
- Q:** What restrictions exist in the Condominium Documents on my right to use my unit?
A: Unit to be used as a private dwelling, no more than two persons in a one bedroom or four in a two bedroom.
- Q:** Are Cats, Dogs, Pets allowed?
A: No Pets are allowed as per our Condo documents. Service animals are allowed as required by Florida condo law. However, the condo grounds are not really well suited for animals for defecation, exercise, etc.
- Q:** What restrictions exist in the Condominium Documents on the leasing of my unit?
A: Units may be rented only one time in any 12-month period. Additionally, new purchasers may not rent their unit for one year following the date of purchase (unless unit is acquired through inheritance).
- Q:** How much are my assessments to the Condominium Association for my unit type and when are they due?
A: Assessments are due quarterly Jan. 1st, April 1st, July 1st, Oct.1st. Assessments for a one bedroom are **\$797.00** per quarter and for a two bedroom, **\$1,049.00** per quarter. Invoices are sent one time per year after Budget approval, not quarterly.
- 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? Also, how much are my assessments?
A: No other association involved.
- Q:** Washers / Dryers?
A: Washer/dryers are **not** permitted in the units. There are coin-operated washers/dryers on the 3rd and 5th floors that can be used by any resident. On the 2nd and 4th floors, there are residential washers/dryers that are in a Locked laundry room for use by the unit owners only! Renters can **NOT** be given the keys to the Laundry room. Owners **WILL** return their laundry keys to the office if they rent their unit. Rentals **WILL NOT** be approved without returning the laundry keys!
- 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. The condo fees cover common areas, Water, TV Cable, Sewage, etc.
- 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
- Q:** What other restrictions are there?
A: One assigned parking space per unit. No commercial vehicles or boat trailers. Boat dock space use can be sold or leased only to other Schooner Bay unit owners or rented to a unit tenant for the term of their lease with a signed agreement for the rental of the dock space and a copy of the boat registration submitted to the association office. Owners with deed to dock space use share payments of docks' water, electricity, and small portion of insurance bills.

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.