

**QUESTION AND ANSWER SHEET**

As of 1/1/2024

**Q. WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?**

A. Each Unit is entitled to one vote on all matters of condominium business where unit owner votes are authorized. Generally speaking, unit owners are entitled to vote for the election of Directors, the level of reserve funding, waiver of certain financial reporting requirements, and amendments to the Declaration of Condominium, Articles of Incorporation, and Bylaws of the Association. Under Florida law, votes on reserve funding, waiver of financial reporting requirements, and document amendments may be conducted at the annual meeting of the Association or at a special meeting. Owners are entitled to vote in person or by limited proxy. The election of Directors is conducted at the annual meeting through a balloting procedure. As to the election of Directors, each unit owner is entitled to cast one vote for the number of vacant seats. Cumulative voting is prohibited. In the event of a joint ownership of a condominium unit by more than one person, the vote to which the unit is entitled shall be apportioned among the owners as their interest may appear or may be exercised by one of such joint owners by written agreement of the remainder of such joint owners.

**Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?**

A. Units may be used only for single-family residential purposes. There are several restrictions on the use of your unit, which include limitations on nuisances, pets and leasing. Additional rules and regulations concerning the use of the condominium property (including the units) may be made and amended from time to time by the Condominium Board of Directors. THIS LIST IS NOT ALL INCLUSIVE. PLEASE REFER TO THE DECLARATION OF CONDOMINIUM AND THE RULES AND REGULATIONS FOR FURTHER INFORMATION REGARDING RESTRICTIONS ON THE USE OF YOUR UNIT.

**Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?**

A. Every rental is required to be approved in writing by the Condominium Board of Directors. The minimum lease is ninety (90) consecutive days. No subleasing or assignment of lease rights by the tenant is allowed. There may be no more than four (4) new leases commenced during any calendar year. The extension of the term of an existing lease with the same tenant shall not be deemed a new lease, but a lease with a prior tenant for a term commencing after the expiration of the term of the prior lease shall be deemed a new lease. Other leasing restrictions can be found in Articles 13 and 14 of the Declaration of Condominium.

**Q. HOW MUCH ARE MY REGULAR ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT AND WHEN ARE THEY DUE?**

A. Regular assessments to the Condominium Association are due quarterly (January 1, April 1, July 1, and October 1) in the amount of \$3647.29 for the year 2024.

**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. The Owner of each Unit is required to be a member of the Country Club Edgewater Village Association, Inc. (CEVA). Each Unit has one vote, but a representative selected by the Condominium Board of Directors casts all votes. Assessments are payable to CEVA, in the amount of \$74.00 per year, per Unit for 2024.

**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 GOVERNING DOCUMENTS.