

HARBOR CLUB OF BREVARD CONDOMINIUM ASSOCIATION, INC

Frequently Asked Questions and Answers Sheet:

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

A: *There is one (1) vote per unit. Please refer to Article VII of the Declaration of Condominium and Article IV (D) of the Articles of Incorporation. Designated Voting Members may vote in person or by proxy. Please refer to Article 2 of the By-Laws for additional information.*

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

A: *There are various restrictions on the use of units. Please refer to Article X of the Declaration of Condominium generally. Additionally the Board of Directors has the power to make and amend reasonable rules and regulations respecting the use of all property in the Condominium. See Article X (e) of the Declaration of Condominium, Article III of the Articles of Incorporation and Article 4 of the By-Laws.*

Q: What restrictions exist on the leasing of my unit?

A: *Please refer to Article X (B) of the Declaration of Condominium for a description of restrictions on leasing.*

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

A: *2019 regular assessments, representing 20th of the common expenses, are \$500.00 per unit per month, due on the first day of the month in advance and are subject to interest on late payments. Please see Article VII of the Declaration of Condominium and Article 6 of the By-Laws of the Association for more information, including the rights and remedies available to the Association for late or non-payment.*

Q: Do I have to be a member in any other association? If so answer the previous questions for that association?

A: *No*

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? How much annually if so?

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*

Q: Where do I procure a set of the Association documents? Is there a charge?

A: *A complete and official copy of the recorded documents and recorded amendments for the Association may be obtained at the Public Records of Brevard County, located in Viera, Florida at an unknown cost. The Association has copies of these documents, with all the amendments, from the official records and can be obtained at a cost of \$25.00 by cash or check (made payable to Harbor Club).*

Note: The statements contained herein are summary in nature. These answers should not be relied upon as being a complete statement of your rights and obligations. You should review the documentary provisions referenced and also seek independent outside advice to best protect your rights.