

FREQUENTLY ASKED QUESTIONS AND ANSWERS
CANAVERAL SANDS CONDOMINIUM ASSOCIATION
January 2024

1. **What are my voting rights in the condominium association?** The owner of each condominium unit shall be entitled to cast one (1) vote per unit as provided in Article V of the Declaration of Condominium.
2. **What restrictions exist in the condominium documents on my right to use my Unit?** Each unit is restricted to residential use. There are not restrictions upon children. Various restrictions exist regarding the Units including, but not limited to, restrictions regarding changes and alterations to the units, pets and parking. Please refer to the Use Restrictions Section of the Declaration of Condominium and the Rules and Regulations of the Association.
3. **What restrictions exist in the condominium documents on the leasing of my unit?** Leasing of Units shall not be subject to the prior written approval of the Association, but a copy of the background check, tenant's ID's and signed lease must be delivered to the Association or its Management company as a precondition of the tenant being permitted occupancy of the Unit.
4. **How much are my assessments to the condominium association for my unit type and when are they due?** An assessment of \$550.00 per month for all units and is due on the first day of each month.
5. **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?** You are not obligated to be a member of any other association.
6. **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?** The Unit owners are not obligated to pay rent or land use fees for recreational and other commonly used facilities. The expenses related to the operation, repair and replacement of those facilities are built in to the estimated operating budget of the condominium association are paid for by Unit owners through assessments.
7. **Is the condominium association or any other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case?** The condominium association is not presently a party to any litigation.

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