

## Flores de la Costa Frequently Asked Questions

2022

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

The owner of each condominium shall be entitled to one (1) vote per unit as provided in Article VI of the Declaration of Condominium.

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

Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests, and invitees. Two (2) bedroom units are restricted to no more than four (4) occupants, three (3) bedroom units are restricted to no more than six (6) occupants and four (4) bedroom units are restricted to no more than eight (8) occupants without the Association's consent. There are no restrictions upon children.

No sign, advertisement or notice of any type shall be shown on the common elements or any unit.

A Unit Owner or occupant may display one portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day.

It is prohibited to dust rugs, etc., from windows, patios or balconies or to clean rugs, etc., by beating on the exterior of the building. It is prohibited to hang garments, rugs, etc., from the windows, patios, balconies or from any of the facades of the buildings.

Charcoal grills are expressly forbidden. Propane grills and propane heaters are expressly forbidden on balconies. Propane grills are allowed on the ground floor ten feet away from the condominium building. This is all part of the Florida fire codes. Small electric grills are permissible on balconies.

There are no special parking or storage facilities located on the Condominium Property. All owners must utilize their assigned garage parking spaces for their vehicle. No boats, utility trailers, recreational vehicles, motorhomes, or commercial vehicle may be parked on the Condominium Property. Any vehicle with visible advertising on the vehicle may be deemed a commercial vehicle, in the sole discretion of the Board of Administration.

The garage doors shall always be kept closed except when parking or removing cars from the Building. Doors shall not be propped open as this creates a security hazard.

Access to restricted areas including the roof, fire control room, electrical room, and elevator room are prohibited without Board Member approval and are limited to maintenance and emergency activities.

Owners may not drill into exterior walls or interior/exterior ceilings as this creates a structural hazard.

## Flores de la Costa Frequently Asked Questions (cont.)

Q: What restrictions exist on my right to use my unit? **(continued)**

Three household pets not exceeding a total of eighty (80) pounds with no more than one (1) animal's weight exceeding forty (40) pounds which shall mean cats or dogs unless otherwise approved by the Board of Administration shall be allowed to be kept in the owner's unit. All pets must be kept on a leash when outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pets in the common elements. Pets shall not create a nuisance. Notwithstanding any provision to the contrary contained herein, certified guide dogs, service animals and signal dogs shall be permitted at the Condominium. Such specially trained animals shall not be kept, bred, or used at the Condominium for any commercial purpose

The term "guide dog" shall mean "any dog individually trained by a licensed guide dog trainer for guiding a blind person by means of a harness attached to the dog and a rigid handle grasped by the person".

The term "service animal" shall mean "any animal that is trained to provide those life activities limited by the disability of the person".

The term "signal dog" shall mean "any dog that is trained to alert a deaf person to intruders or sounds".

Q: What is the Electric Vehicle Policy?

FDLC has multiple EV stations. Contact the Board of Directors for the Electric Vehicle policy/process and fees.

Q: What restrictions on my right to lease my unit?

The minimum rental period for the units is fourteen (14) days. See Use Restrictions Article X of the Declaration of Condominium. The FDLC Board of Directors has the right to approve all leases. Contact the Management Company or a Board Member for documentation required.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?

The 2021 monthly assessment is \$860 per month due on the first day of the month. Budgets are normally established at the November Board meeting for the following year. Contact the Management company to establish autopayments. FDLC does not send out payment coupons or statements.

Q: How does FDLC handle reserves?

The FDLC annual budget is for fully-funded reserves.

Q: Do I have to be a member in any other association?

NO.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

NO.

## **Flores de la Costa Frequently Asked Questions (cont.)**

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability greater than \$100,000?

NO.

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.