

**FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET FOR
MAJESTIC SEAS CONDOMINIUM ASSOCIATION
JANUARY 2021**

- Q:** What are my voting rights in the condominium association?
- A:** The owner of each condominium unit shall be entitled to one (1) vote. When a condominium unit is owned by a legal entity or more than one (1) person, an individual shall be designated to vote on behalf of the unit owners collectively. (See section 5.2 of the Declaration of Condominium; Recorded O.R. Book 3543, Page 3534; Article 5.3 of the Articles of Incorporation for Majestic Seas Condominium Association, Inc. and Section 5.3 of the By-Laws of Majestic Seas Condominium Association, Inc.).
- Q:** What restrictions exist in the condominium documents on my right to use my unit?
- A:** Each Residential Unit shall be used as a residence only, except as otherwise herein expressly provided. A Unit owned by an individual, Corporation, partnership, trust or other fiduciary may only be occupied by the following persons, and such persons' families and guests: (i) the individual Unit Owner, (ii) an officer, director, stockholder or employee of such corporation, (iii) a partner or employee of such partnership, (iv) the fiduciary or beneficiary of such fiduciary, or (v) permitted occupants under an approved lease or sublease of the Unit (as described below), as the case may be. Occupants of an approved leased or subleased Unit must be the following persons, and such persons' families and guests: (i) an individual lessee or sublessee, (ii) an officer, director, stockholder or employee of a corporate lessee or sublessee, or (iv) a fiduciary or beneficiary of a fiduciary lessee or sublessee. Under no circumstances may more than one family reside in a Unit at one time. "Families" or words of similar import used herein shall be deemed to mean (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than four (4) persons not so related who maintain a common household in a Unit. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per each bedroom in the Units. The Board of Directors shall have the power to authorize occupancy of a Unit by persons in addition to those set forth above. The restrictions in this subsection 16.1 shall not be applicable to units owned by the developer. (See Section 16.1, Declaration of Condominium)
- Q:** What restrictions exist in the condominium documents on the leasing of my unit?
- A:** The minimum rental period is three (3) month. Once a tenant has occupied the unit, the unit may not be rented again during the same three (3) month period beginning the initial day of the original tenant's occupancy. Owners or their designated Agent must notify the Board of Directors when the unit is leased and must provide a copy of the lease to the Board of Directors in accordance with Florida Law. Notification must be made prior to occupancy of the unit by the tenant. A \$25 administrative fee shall be paid to the Association each a unit is rented.
- Q:** How much are the assessments that I will owe to the condominium association for my unit type and when are they due?
- A:** The monthly assessment is \$578.00 and is due on the first day of each month. An Administrative Late Fee will be assessed to your monthly payment, if payment is not received by the 11th day of each month at a rate of \$25.00 plus the maximum interest allowed by law.
- 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.
- 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 \$100,000.00? If so, identify each such case.
- A:** 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.