

HARBOR ISLES I CONDOMINIUM ASSOCIATION OF BREVARD, INC.
600 South Brevard Avenue, Cocoa Beach, Florida 32931

January 2016

FREQUENTLY ASKED QUESTION AND ANSWERS SHEET

- Q: What are my voting rights in the condominium association?**
A: Each condominium unit has one vote on matters that are put to a vote of the owners; if a unit is owned by more than one individual or by a corporation, then the owners must execute a Voter Designation Form specifying one individual person to cast the votes for that unit
- Q: What restrictions exist in the condominium documents on my right to use my unit?**
A: The restrictions on use of units are spelled out in Section X of the Declaration of condominium as amended. These and other Condo rules are attached.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?**
A: Leases of units must be for three (3) months or longer. Lessees must be individuals, couples, or families, not corporations. Two bedroom units may be occupied by no more than four (4) people; three-bedroom units may be occupied by no more than five (5) people. No more than (2) occupants may be less than twelve (12) years of age. Rooms may not be rented out to non-family members. Transient tenants may not be accommodated. Time-sharing of units is prohibited. Subleasing is prohibited. All leases must be in writing. All leases must be approved in advance by the Board of Administration.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?**
A: *The monthly maintenance fee for all units at Harbor Isles I is \$415.00 per month, which includes full funding of long-term maintenance reserves. Maintenance fees are due and payable on the first day of each month and are considered to be late if they are not paid by the tenth of the month. If a maintenance fee is not paid by the tenth of the month, a late fee of \$25 is assessed on the delinquent owner.* At present there are no annual assessments on owners in addition to the monthly maintenance fee.
- Q: Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in that association? Also, how much are my assessments in that association?**
A: You do not have to be a member of any other association.
- 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: You are not required to pay any rents or land use fees for any facilities.
- Q: Is the condominium association in any court cases in which it may face liability in excess of \$100,000.00? If so, identity each such case.**
A: The condominium is not involved in any court cases.

NOTE: THESE STATEMENTS MAY BE SUMMARY IN NATURE: A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES AND CONDO DOCUMENT