

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

RIVER BEND CONDOMINIUM ASSOCIATION OF BREVARD, INC.

January 2023

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

A: *The owner of each condominium unit shall be entitled to cast one (1) vote per unit (Declaration, Section 3.25, Page 3).*

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

A:

- *Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests, servants and invitees. All units are hereby restricted to no more than six (6) occupants. There are no restrictions upon children (Declaration, Section 12.1, Page 19).*
- *Two pets, not exceeding thirty-five (35) pounds each, shall be allowed to be kept in the owner's unit, and the pets must be kept on a leash on the condominium grounds and shall not create a nuisance (Declaration, Section 12.3, Page 19).*
- *No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association (Declaration, Section 11.4.A, Page 17).*
- *All residents are restricted to two (2) permitted vehicles with one (1) assigned garage parking space and one (1) outside parking space (Declaration, Section 12.4.C).*
- *No boat, utility trailers, recreational vehicles, special purpose vehicles, motorhome, trailer, camper, watercraft of commercial vehicle may be parked on the condominium property (Declaration, Section 12.4.F.1, Page 21).*

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

A:

- *The minimum rental period is ninety (90) days with one (1) lessee occupying the unit. (Declaration, Section 13, Page 23).*
- *Unit purchased after February 2020 may not be leased until one year after purchase. (Declaration, Section 13.4, page 26, Lease Waiting Period).*
- *A unit may only be leased two (2) times in one calendar year. (Declaration, Section 13.3).*
- *Leases must be presented to the Lease Review Committee & Board for review (Declaration, Section 13, Page 23) and pay a processing fee of \$150.00 for each new lease (Declaration, Section 13.1.G, Page 25).*
- *Time sharing and subleasing of units and room rentals or transient tenants are prohibited. (Declaration, Section 13.3, Page 26.)*

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

A: The approval of the 2023 Operating Budget established the maintenance fee of \$635.00 per month for 2023 which is due the first of every month. See the Operating Budget.

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 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 PURCHASERS SHOULD REFER TO ALL REFERENCES HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

REQUEST FOR ESTOPPEL CERTIFICATES ACCORDING TO FL 718.116 SHOULD BE SUBMITTED TO Jackie.R.Grant@gmail.com

Effective - January 2023