

# SeaSpray Perdido Key

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## FREQUENTLY ASKED QUESTIONS AND ANSWERS

### **Q. What are my membership and voting rights in the Condominium Association?**

A. Membership in the Association is automatic upon acquisition of ownership of a condominium unit and is automatically terminated upon sale or transfer of the unit, whether voluntary or involuntary. Each unit is entitled to one vote in the Association. (Refer to Section 6, Amended and Restated Declaration of Condominium (DOC)).

### **Q. What restrictions exist in the condominium documents on my rights to use my unit?**

- A. 1. Each unit shall be used and occupied as a private single-family residence or vacation home, and for no other purpose.  
2. Nothing in Section 14 of the DOC precludes ownership of a unit by a corporation, partnership or association, so long as occupation by these entities is residential in nature and not for the purpose of operating a business.  
3. No nuisance shall be allowed upon the property, nor shall any practice be allowed which is a source of annoyance to residents or which will interfere with the peaceful possession and proper use of the Condominium property by residents.  
4. Owners are allowed 2 pets per unit. Owners may permit their long-term (annual lease) renters to have pets. Guests and other renters are not allowed to have pets on property. Owners must control pets on a leash and clean/discard pet waste from the property.

### **Q. What restrictions exist in the condominium documents on the leasing of my unit?**

A. Leasing of a condominium unit is permitted provided the renters are made aware of, and comply with all the Condominium Documents to include the Rules & Regulations of the Association.

### **Q. How much are the Association fees and when are they due?**

A. Association fees are \$516 (1 Bedroom/Efficiency) \$561 (2 Bedroom) and \$615 (3 Bedroom). Fees are due and payable on the first day of each month (in advance) and become delinquent if not paid by the 10<sup>th</sup> day of the current month.

### **Q. What is included in the monthly Association fees?**

- A. 1. Onsite management, administrative and maintenance staffing.  
2. Maintenance of the common areas to include buildings, landscaping, pools, etc.  
3. Basic cable TV service, basic internet (with modem only included), water/sewage utility, garbage service and master insurance (flood, windstorm, liability, etc.) policies.

### **Q. What additional expenses will owners have to pay?**

A. The individual owner is responsible for telephone, electricity, extended cable and internet services, personal property insurance and property taxes on their condominium unit. Owners are also responsible for the maintenance of their unit property which includes the unit HVAC systems, electrical system, windows/doors, etc. A comprehensive list of owner maintenance responsibility can be found in the DOC and By-Laws.

### **Q. What are the amenities?**

A. Three swimming pools, one hot tub, two tennis courts, exercise room, community/meeting room, marina with launch and BBQ/Social area, and vessel/trailer parking.

### **Q. Who is the Association's insurance agent?**

A. Eddie Zarah Agency, (850) 438-9169, is the insurance agent for the Association.

### **Q. Is the association involved in any court cases in which they face a liability of over \$100,000.00?**

A. No

### **Q. May an owner, guests or renters smoke on SeaSpray property?**

A. Owners determine whether smoking is allowed in their units or on their balconies. Owners, guests and renters may not smoke in the common areas. Renters that rent through the SeaSpray Rental Program may not smoke in the rental units, on the balconies or in the common areas.

*The statements contained herein are only summary in nature and are being provided in good faith to the best of ability as to their accuracy. A prospective purchaser should refer to association documents which are available on our website [www.SeaSPrayPerdidoKey.com](http://www.SeaSPrayPerdidoKey.com) (under the owner's tab). The complete copy of the Official Amended Condominium Documents can be found by search on the Escambia County Clerk's Office website [escambiaclerk.com](http://escambiaclerk.com), choose online public records, official records, book and page, accept, enter book 7878, enter page 332 then choose submit.*

April 6, 2018