

Spanish Key Condo Owner's Association, Inc.

Frequently Asked Questions

January 2018

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

A: On all matters as to which the membership shall be entitled to vote, there shall be only one (1) vote for each Unit.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Each Unit is restricted to residential or residential rental use. No livestock, animals, chickens, or fowl of any kind shall be permitted except dogs, cats, and birds owned as personal pets of the unit owner. Dogs, cats, and birds shall not be kept in such number as to be an annoyance to other Unit owners. In addition, no dogs or cats shall be permitted on the condominium property, except inside a Unit, without being on a hand leash and under the immediate control of a responsible individual. All such pets must be walked in appropriate areas and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet then the Association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to ensure that such pets are not and do not become a nuisance. No immoral, improper, offensive or unlawful use may be made of any unit or the common elements. Nothing shall be done or kept in any unit or in the common elements which will increase the cost of insurance paid by the Association without the prior written consent of the Association. No nuisance shall be allowed upon the condominium property, nor shall any use or practice be allowed which is an unreasonable source of annoyance to others. No business, trade or profession of any type whatsoever shall be conducted from within any unit of the condominium without the prior consent of the Association. All fabric and materials used as draperies or other window treatment located within the interior of any unit which can be viewed from the exterior of the unit must be lined, finished or otherwise covered with white drapery linings. No owner of a unit shall make any structural modification or alterations to his or her unit without first obtaining the written consent of the Association.

Q: What restrictions exist in the condominium documents on the leasing of my Unit?

A: The Unit may be leased for residential purposes only.

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

A: The current monthly maintenance assessment for each unit type is as follows: **\$650.00**. Assessments are payable in monthly installments, due the 1st of each month, or at the times as may be determined by the Board. The Association also has an annual property insurance assessment payable on or before April 1st each year. The insurance assessment for the coming year is based on the best estimate available at the Association's Annual Meeting in October. The insurance assessment is subject to modification, if needed as determined by the Board, prior to the due dates. The insurance assessment amount for the current year is **\$1,975** per unit.

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

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?

A: No

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES AND EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.