

SAND DOLLAR SHORES CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

January 1, 2016

What are my voting rights in the condominium association?

See Sand Dollar Shores By-Laws: Section 2.5 Voting:

- a) The owner of each unit will be entitled to one vote: and if one owner owns more than one unit, he will be entitled to one vote for each unit owned.
- b) If one person owns a unit, his right to vote will be established by the record title to his unit. If a unit is owned by more than one person, or is under lease, the person entitled to cast the vote for the unit will be designated by certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. If a unit is owned by a corporation, the person is entitled to cast the vote for the unit will be designated by a certificate signed by the President and attested by the Secretary of the corporation and filed with the Secretary of the Association. Such certificates will be valid until revoked or until superceded by a subsequent certificate or until a change in the ownership of the apartment concerned. Any owner of a unit may revoke a certificate designating the person entitled to cast the vote of a unit. If such a certificate is not on file, the vote of such owners will not be considered in determining the requirement for a quorum nor for any other purpose.

What restrictions exist on my right to use my unit?

See Declaration of Condominium: Section 13.1 Units:

The owner will occupy each of the units as a single-family private dwelling, the members of his family, and his social guests, and for no other purpose. No unit may be divided or subdivided into a smaller unit or otherwise transferred without first amending this Declaration to show the changes in the units to be affected.

No animals or pets of any kind other than household pets will be kept in any unit, or on any property of the condominium, provided that the keeping of any pets shall be subject to the rules and regulations adopted by the Board of Directors of the Association, provided that they will not be kept, bred, or maintained for any commercial purpose and further provided that any such pet causing or creating a nuisance or unreasonable disturbance may be permanently barred from the property, upon three (3) days of written notice from said Board of Directors.

The unit owners will not cause anything to be hung, displayed or placed on the exterior walls, doors or windows of the unit building and will not otherwise change the appearance of any portion of the exterior of the unit building or the surface of interior building walls facing common elements without the prior written consent of the Board of Directors of the Association. No clotheslines or similar devices, and no signs, will be allowed on porches or balconies or upon any other part of the condominium property, without written consent of said Board of Directors.

Automobiles will be parked in the parking areas of the condominium property adjacent to or near the apartment building, but only in accordance with the rules and regulations of the Association. There shall be two (2) parking spaces per unit, which shall be unassigned; therefore, any space shall be useable by any unit owner or lessee. No other vehicles and objects, including but not limited to trailers, boats and motor homes may be parked or placed upon any of the condominium property unless permitted by the Association.

What restrictions exist on the leasing of my unit?

See Declaration of Condominium: Section 13.5 Leasing

After approval by the Board of Directors of the Association elsewhere required, entire units may be rented, provided the occupancy is only by the lessee, members of his family, and his social guests. No rooms may be rented and no transient tenants may be accommodated.

Also see Condominium Rules and Regulations:

- a) All lease applications must be submitted to the Association (30) days prior to occupancy.
- b) Owners shall not lease their condominium units for less than thirty (30) days. Lessees are not permitted to sub-lease.
- c) No condominium unit or part thereof shall be permitted by the owner or his lessee to be used as a hotel, transient apartment or motel. The condominium unit, and all parts thereof, shall be used as the personal residence of the owner and his/her immediate family, and for no other purpose whatsoever.
- d) More than six (6) people shall not occupy a leased condominium unit overnight.
- e) The Board of Directors shall approve the lease of any condominium unit. A unit owner processing a request for approval to lease shall certify that the lessee has been provided a copy of the Sand Dollar Shores Rules and Regulations that the lessee has read the same, and has agreed to comply. The owner submitting an application for lease of a unit shall accompany said application with a copy of the proposed lease. No unit may be leased to a corporation, company, partnership or any other business or commercial organization.
- f) The unit owner shall be responsible for all damages to building, equipment and furnishings caused by his/her lessee.
- g) Lessees and guests must register with the condominium office within 24 hours of arrival and obtain vehicle I.D. stickers.

- h) No pets are permitted on the premises at any time for lessees, guests or visitors.
- i) All unit owners are responsible to supply their lessees with a gate remote for access to Sand Dollar Shores. A remote may be purchased only by a unit owner, for a \$30.00 non-refundable charge.

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

Building A.....	\$1,299.00	The assessments are due quarterly on the first day of the month.
Building B.....	\$1,235.00	January 1 st
Building C.....	\$1,236.00	April 1 st
Building D.....	\$1,234.00	July 1 st
Building E.....	\$1,244.00	October 1 st

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?

No, there is no other association.

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?

No.

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.

None.