

# SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.

## FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET FOR SEA RANCH CLUB CONDOMINIUM "C"

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

A. The owners of an apartment are entitled to cast one vote for each apartment owned by them. If an apartment is owned by more than one person or by a corporation, a certificate designating the authorized voter must be filed with the secretary of the Association in order for the owners to exercise their voting rights. On matters relating to a particular Sea Ranch Club Condominium or its unit owners, only the class of members of the Association comprised of unit owners in that Condominium will be entitled to vote. On matters pertaining to the Association as a whole all members will vote. See Article VIII of the Declaration of Condominium and Article IV of the Articles of Incorporation of the Association and the Association's amended voter policy adopted in 1998 for more specific information.

**Q. What restrictions exist in the Condominium Documents on my right to use my unit?**

A. There are numerous restrictions on your right to use your unit which are found in the Condominium Documents. Among these are restrictions on residential use; alterations; guests; pets; parking; storage spaces; sales; leasing; the creating of nuisances; the displaying of signs; the erection of antennae or aerials; and the use of balconies. Please see the Condominium Documents, and in particular, Articles XXIII, XIV and XXV of the Declaration and all of the rules of the Association for further information.

**Q. What restrictions exist in the Condominium Documents on the leasing of my unit?**

A. Prior approval of all leases is required and leases must be in writing. A lease must not be for less than four (4) months nor more than twelve (12) months. To obtain approval of a lease, prior application must be made to the Association. The approval process requires, among other things, a personal interview with the lessee and payment of a \$100.00 review fee. For returning lessees and/or seasonal renters, the fee is \$50.00. Please see Condominium Documents for further details, and in particular, refer to Article XV of the Declaration and the Rule XXV of the Association's rules.

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

A. The amount of your assessment depends on the type of unit and the percentage interest in the common elements and common expenses assigned by your condominium's Declaration to that unit. Your assessment is paid quarterly, and payments are due on the first day of the first month of each quarter, (i.e. January 1, April 1, July 1, October 1). If assessments are not paid on time a late charge and interest will be added and if still not paid, a lien will be placed on your unit. Special Assessments are levied by vote of the Board of Directors of the Association, from time to time as may be required. The chart listing the specific assessments for each unit in this condominium is attached.

**Q. 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 the 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?**

A. Yes. For information contact Shane T. Kirk, Esq. @ Cole, Scott & Kissane P.A. 561-383-9200.

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