

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
BAYSIDE CONDOMINIUM ASSOCIATION
of BREVARD COUNTY, INC.

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

A: The owner of each condominium suite shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium dated May 20, 2002.

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 and invitees. All units are restricted to no more than six (6) occupants. There are no restrictions upon children. One household pet not exceeding thirty-five (35) pounds is allowed in each midrise unit, and there is no weight restriction on pets in the townhomes. Pets must be kept on a leash on the condominium grounds and shall not create a nuisance.

Owners may place a small potted plants near the front doors of the units so long as they do not protrude into or block access to the common walkways. Association reserves the right to restrict or prohibit the placement of plants on the common elements.

No boats, trailers or recreational vehicles shall park on the condominium property.

The Association may levy reasonable fines against a unit owner if they or their tenants or guests fail to comply with the rules of the Association.

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

A: The unit may be rented provided the occupancy is only by one (1) lessee and members of his immediate family and guests. The minimum rental period is ninety (90) days. No rooms may be rented and no transient tenants may be accommodated. Weekly time sharing of units is prohibited. All leases shall be in writing and Association shall approve the tenant(s). See Use Restrictions Article X of the Declaration of Condominium for more details.

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

A: An assessment of **\$470.00** per unit per month for all unit types is due on the first day of each month. Basic cable is included in the monthly fee.

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