

# Outrigger Harbour Condominium

## Frequently asked Questions and Answers

As of 2024

1. **What are my voting rights in the condominium association?** The owner(s) of each Unit shall be entitled to one (1) vote, to be cast in accordance with the Bylaws and Articles of Incorporation of the association.
  2. **What restrictions exist in the condominium documents on my right to use my unit?** The condominium documents establish certain restrictions on the permitted uses of units. Various restrictions exist regarding the Units including but not limited to, restriction regarding changes and alterations to the units, pets, mitigation or dampness and humidity and installation of floor coverings. Please refer to the Condominium documents for further information.
  3. **What restrictions exist in the condominium documents on the leasing of my unit?** No portion of a Unit (other than an entire Unit) may be rented. All tenants must be approved, in writing, by the Association prior to any occupancy. No lease for a Residential Unit shall be for a period of less than ninety (90) consecutive days, and no more than two (2) leases of each Residential Unit shall commence in any one calendar year.
  4. **How much are my assessments to the Condominium Association for my unit type and when are they due?** The amount of assessments for each Unit is detailed in the Budget which is part of the documents given to each prospective Buyer. They are due quarterly on the 1<sup>st</sup> of the month. 15% Interest & \$25 is charged for payments later than 10 days.
  5. **Do I have to be a member in any other association?** No.
  6. **Am I required to pay rent or land use fees for recreational or other commonly used facilities?** No.
  7. **Is the Condominium Association or any other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000?** The Condominium Association is not presently a party to any litigation.
  8. **Can the members and their guests of the marina association use any portion of the Condominium property?** Yes. The members of the Outrigger Harbour Marina Association and their guests have the follow rights to the Condominium Property:
    - a. Vehicle and pedestrian ingress and egress across all paved areas and common areas, except those paved and common areas located in the garages and that are part of the individual condominium buildings;
    - b. and the non-exclusive use of parking spaces located on the Condominium Property.
- ❖ The foregoing is provided in accordance with Section 718.503, Florida Statutes, as a guide to some of the matters that are of interest to purchasers when buying a condominium unit. This is not, however, intended to present a complete summary of all the provisions of the various condominium documents.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALE AGREEMENT AND THE CONDOMINIUM DOCUMENTS FOR COMPLETE DETAILS.**