

SANDPIPER LAKE AT PELICAN BAY CONDOMINIUM ASSOCIATION INC

FREQUENTLY ASKED QUESTIONS AND ANSWERS

January 29, 2021

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

A: Article XI Section 2. Each member shall be restricted to one (1) vote, except in all elections for Directors, each member shall have the right to vote, in person or by proxy, for as many personas as there are Directors to be elected, or to distribute them on the same principle among as many candidates as he shall see fit.

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

A: Declaration of Condominium Section 10.1 as Amended Units. Each of the Units shall be occupied only as a residential dwelling by the Unit Owner, members of his family, his guests, invitees, and lessees, and in the case of lessees, and their families. If Lessee is a family it is limited to immediate (first degree of kinship) or if Lessee are unrelated no more that (20 two persons in a (1) bedroom unit and no more that (4) four persons in a (2) or (3) bedroom unit.

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

A: The Association has the Right of First Refusal on Sales and Leases of a unit. Please refer to the Bylaws Article Seven, Section 3. Right of First Refusal. Sales and Leases of Units. Prospective tenants must complete an application and be interviewed by the Board and/or management. Amendment to Declaration paragraph 10.6 Leasing of Units. No unit shall be rented or leased for a period of less than ninety (90) days.

Pet Rules – Amended July 12, 2018 Renters are prohibited from having pets (no exceptions).

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

A: Currently the assessments are \$323.00 per month, due on the first of each month with a fifteen-day grace period.

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: Yes, each unit is also a member of the Master association: Pelican Bay Homeowners Association of Daytona Beach, 101 Seahawk Drive, Daytona Beach, FL 32119. The Annual Assessments are due January 1st. Please contact the HOA office 386-322-0110 for additional information.

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? If so, identify each such case.

A: No.

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.