

Biven's South, Inc.
Frequently Asked Questions and Answers
As of 2023

1. What are my voting rights in the condominium association?

The members of the Association shall be entitled to cast one (1) vote for each condominium owned. If more than one (1) person owns a condominium unit, the person entitled to cast the vote for the condominium unit shall be designated by a certificate signed by all record owners of the condominium unit and filed with the secretary of the Association.

2. What Restrictions Exist on my right of use to my unit?

All units shall be utilized for residential dwelling purposes only. No more than three (3) unrelated persons may occupy any one family unit.

3. What restrictions exist on leasing of my unit?

Units may be leased for anytime period per agreement between landlord and tenant. Units may not be lease more than two (2) times per year. All tenant applications must be approved by the Association.

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

The Present assessment for each unit is:

1/1 Bedroom: \$311.00 per month

2/1 Bedroom: \$421.00 per month

2/2 Bedroom: \$450.00 per month

3/2 Bedroom: \$531.00 per month

5. Do I have to be a member of 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 other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00?

No.

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. THE ASSOCIATION ASSUMES NO RESPONSIBILITY FOR VERBAL REPRESENTATION.