

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.
Frequently Asked Questions and Answers

Last Revised: March 2026

The Governing Documents of River Palms Riverfront Condominium Association, Inc., as amended and supplemented from time to time, include, but are not limited to, the following, as recorded in the Official Records of Brevard County, Florida:

1. Declaration of River Palms Riverfront, A Condominium (Official Records Book 9632, Page 1875), as amended, including the First Amendment (Official Records Book 10272, Page 104).
2. Articles of Incorporation (Official Records Book 9632, Page 1875).
3. Bylaws (Official Records Book 9632, Page 1875), as amended.
4. First Amendments to the Declaration and Bylaws (Official Records Book 10272, Page 104).
5. The duly adopted Rules and Regulations of the Association.

IMPORTANT NOTICE

The statements contained herein are only summary in nature. Prospective purchasers and Unit Owners should refer to the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and Chapter 718, Florida Statutes, for complete and binding information. This Frequently Asked Questions and Answers document is provided as a courtesy and in accordance with Florida law.

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

A: Each Unit Owner is entitled to one vote per Unit. For more specific information on voting rights, see the Governing Documents.

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

A: Use restrictions are set forth in the Declaration and Rules and Regulations. Common elements are for ingress and egress only. Personal property may not be stored in common areas. Balconies may contain suitable furniture and plants but may not be used for storage or for hanging items over railings. Owners must avoid creating unreasonable noise or disturbances and must comply with all Association rules. For more specific information on use rights, see the Governing Documents, including Section 17 of the Declaration.

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

A: Leasing and transfers are subject to the provisions of the Declaration and the Association's Rules and Regulations. Owners should consult management prior to entering into a lease to ensure compliance with all approval and documentation requirements. A summary is below and more details can be found in the Governing Documents, including Section 17.7 of the Declaration.

- **Occupancy & Term:** The initial lease term must at least one (1) year. No portion of a unit (rooms) may be rented.
- **Rental Cap:** New owners are subject to a rental cap. No more than 15% of the total units in the condominium may be leased at any one time. A waiting list is maintained by the Board.
- **Ownership Period:** New owners must hold title for at least 2 years before being eligible to lease their unit.
- **Approval Process:** All leases require prior written Board approval. Applications and background checks must be submitted at least 30 days prior to the lease start date.
- **Fees & Deposits:** A non-refundable application fee of up to \$100 per applicant (excluding couples/dependents) may be charged. A common element security deposit of up to one month's rent may be required.
- **Rules & Liability:** Tenants must comply with all Association documents; failure to comply gives the Association the right to terminate the lease. Owners remain jointly liable for any damages caused by their tenants.
- **Use Rights:** When a unit is leased, the tenant gains the right to use common elements/amenities, and the owner relinquishes those rights for the duration of the lease.

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

A: Currently general assessments are \$746.00 per month, which are due on the first day of each month. Please note that general assessments are subject to change pursuant to approval of the applicable budget year.

Q: How are Delinquent Assessments handled by the Association?

A: If assessments are not paid timely, interest may accrue at the highest lawful rate and late fees and costs of collection may be imposed. The Association has a statutory lien for unpaid assessments and may foreclose that lien if necessary.

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: Yes. The Association is currently the Plaintiff in a construction defect and building code violation lawsuit.

- **Case Name:** River Palms Riverfront Condominium Association, Inc. v. River Palms Riverfront Development, LLC; Tricon Development of Brevard, Inc.; and Runkel Engineering, LLC.
- **Case No.:** 05-2024-CA-058019-XXCA-VC
- **Court:** Circuit Court of the Eighteenth Judicial District in and for Brevard County, Florida.
- **Nature of Case:** Action for damages arising from alleged construction defects and related building code violations against the original developer, general contractor, and engineer.
- **Status:** The litigation is currently ongoing.

Q. How are special assessments handled by the Association?

A: The Board may levy special assessments for non-recurring expenses or capital improvements. If such assessments exceed five percent (5%) of the annual operating budget, membership approval may be required pursuant to the Governing Documents and Florida law.

Q. What common elements are at the Association?

A: Common elements include the recreational facilities, pool, hallways, and all portions of the property outside the defined Unit boundaries. Maintenance, repair, and replacement of common elements are funded through assessments.

Q. Where is the Association's web portal?

A: <https://www.watsonassociationmanagement.com/communities/river-palms-riverfront-condominium-association-inc/>

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