

## FREQUENTLY ASKED QUESTIONS AND ANSWERS FOR OWNERS AND PROSPECTIVE BUYERS

### Lighthouse Pointe Condominium Association Effective Date: 1 January 2025

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

**A:** At every meeting of the members, the owner or owners collectively of each unit, either in person or by proxy, shall have the right to cast one (1) vote.

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

**A:** Many restrictions are contained within the condominium documents and each owner should review such in detail. These restrictions include the use of the unit (single family occupancy), permanent occupancy (two persons per bedroom), pets (not more than two pets weighing a total of 60 lbs.), a restriction on posting notices in the common areas, and other restrictions as specified in the condominium documents.

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

No unit may be leased without first submitting an application to the Association. The minimum term of the lease shall be no less than one month, which is also consistent with the Town ordinance. No pets are allowed. The two-person per-bedroom occupancy rule applies. Renters must abide by all condominium rules and regulations.

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

**A:** The current monthly assessment for 2025 is \$1200 per month, due on the first of each month.

There is a current special assessment to cover the increased 2025 insurance premium (refer to item #3 in the 2025 operating budget) of \$3388 per owner, due 31 January 2025.

Failure to make timely payments may result in interest charges and an administrative fee per Florida statutes.

**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:** There is no such requirement at this time.

**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 OR OWNER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENT.**