**Frequently Asked Questions and Answers**

**Beach Townhouses Condominium Association**

1. What are my voting rights in the condominium association?  One vote per unit.
2. What restrictions exist in the condominium documents on my right to use my unit?
3. The condominium is a single-family unit.
4. Refer to the Documents on use restrictions.
5. Pool restrictions are posted by the pool.
6. How much are my assessments to the condominium association for my unit type, and when are they due?

Maintenance fee is $1,466.00 per month, due on the first day of the month.

1. 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?  No.
   * 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? No
   * 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? If so, identify each such case. No

Note: There is a one-time registration fee of $50 payable to the Association for processing of required paperwork for purchase of condo.

* + Note: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the purchase agreement, and the condominium documents for complete details.

On and after January 1, 2009, the prospective purchaser shall also be entitled to receive from the seller a copy of a governance form. Such form shall be provided by the division summarizing governance of condominium associations. In addition to such other information as the division considers helpful to a prospective purchaser in understanding association governance, the governance form shall address the following subjects:

1. The role of the board in conducting the day-to-day affairs of the association on behalf of, and in the best interests of, the owners.
2. The board's responsibility to provide advance notice of board and membership meetings.
3. The rights of owners to attend and speak at board and membership meetings.
4. The responsibility of the board and of owners with respect to maintenance of the condominium property.
5. The responsibility of the board and owners to abide by the condominium documents, this chapter, rules adopted by the division, and reasonable rules adopted by the board.
6. Owners' rights to inspect and copy association records and the limitations on such rights.
7. Remedies available to owners with respect to actions by the board which may be abusive or beyond the board's power and authority.
8. The right of the board to hire a property management firm, subject to its own primary responsibility for such management.
9. The responsibility of owners with regard to payment of regular or special assessments necessary for the operation of the property and the potential consequences of failure to pay such assessments.
10. The voting rights of owners.
11. Rights and obligations of the board in enforcement of rules in the condominium documents and rules adopted by the board.

The governance form shall also include the following statement in conspicuous type: "This publication is Intended as an Informal educational overview of condominium governance. In the event of a conflict, the provisions of chapter 718, Florida Statutes, rules adopted by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation, the provisions of the condominium documents, and reasonable rules adopted by the condominium association's board of administration prevail over the of this publication."

Approved BOD 12-4-2023