

Answers to the Frequently Asked Questions

Villa Serena

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

The members of the association are entitled to one vote for each unit owned by them. Please refer to Article 2.2 of the Bylaws.

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

Please refer to Article 12: Declaration – Use Restrictions. This section outlines the restrictions relating to occupancy, age, pets, nuisance, vehicles, parking, garages, driveways, signs, antennas dishes, lanais, guest occupancy and the exercise facilities. All of which are monitored by the Board of Directors.

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

Please refer to the Article 13 of the Declaration, Leasing of units (units 13.1 thru 13.5) There shall be no lease of a unit within the twelve (12) month period following initial conveyance of a unit to an owner. This also discusses the procedures, term of lease, frequency of leasing, occupancy during lease terms, use of common elements and compliance by tenants and others. All leases shall be fully bound by all terms and conditions of the Declaration. There is no prior approval of lease by the Board.

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

The monthly assessment of \$370.00

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 the association? Also, how much are my assessments?*

There is not a Master Association

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?*

Article 5.10 of the Declaration (Recreation Area and Facilities) are owned as common elements. There is no rent fee, land use or recreational fees.

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? Is so, identify each such case.*

There are no pending court cases in which the association may face liability in excess of \$100,000