

Tequesta Garden Condominium Association, Inc.

"We're retired from working, but are working at having fun"

FREQUENTLY ASKED QUESTIONS

Q: What are my voting rights in the Condominium Association?

A: Each unit has one vote at the Annual Meeting and one vote for candidates for membership on the Board of Directors.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: No business uses are permitted. Resident owners must have at least one person living in the apartment who is at least 55 years of age. No children under the age of 18 years of age shall occupy a private dwelling for a period to exceed 30 days in a given calendar year. No vans, trucks or motorcycles may be permanently parked on the property. No pets of any kind are permitted. No sale or other disposal of a unit is permitted without Board approval, except to existing owners.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: A new unit owner may not rent (lease) his/her condominium during the first 12 months of ownership. Units may be leased not more than twice a year. Each lease must be for a period of not less than 90 days (3 months). All restrictions on owner's use also apply to tenants.

Q: How much are maintenance and insurance fees to the Condominium Association for my unit and when are they due?

A: Maintenance fees are paid on a quarterly basis; they are currently \$1513.00 per quarter, covering exterior condo insurance, general operation, exterior maintenance, landscaping, sewer, water, and basic cable TV. Payments are due January, April, July and October.

Q: Do I have to be a member in any other Association?

A: No.

Q: Am I required to pay rent or land use fees for recreation or other commonly used facilities?

A: Yes. Each unit is assessed \$14.50 per month for Recreation Lease. This is included in the quarterly maintenance and is a fixed sum that will run for several more years.

Q: Is the Association involved in any court cases in which it may face liability in excess of \$100,000?

A: No

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS and EXHIBITS THERETO.