

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

### The Club at Brickell Bay Plaza Condominium Association, Inc. Effective: February 1, 2018

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

**A:** Each unit is entitled to one vote at Association meetings and for association matters. In the event you jointly own a unit with another person, then the vote will be divided between owners, or can be exercised by one of the owners if the rest of the owners file a voting certificate with the secretary of the Association.

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

**A:** The majority of unit-use restrictions are contained within section 10 of the condominium association's declaration. Restrictions on use of the unit include, but are not limited to, a) you are not permitted to use the unit for business purposes; b) you are not permitted to make structural additions or alterations without the prior written approval of the condominium association's board of directors; c) you may not permit loud or objectionable noises or obnoxious odors to emanate from the unit; d) you may not hang any laundry, garments, or other unsightly objections which are visible outside of the unit; e) you may not install in a unit or limited common element any hard surfaced flooring without adequate padding or sound proofing materials; and, f) you may not fail to conform to and abide by the Bylaws and the uniform rules and regulations in regard to the use of the Units, the common elements, the limited common elements, or the association property.

In addition to the list above, owners are not allowed to keep animals in the Unit without first giving notice to the Board of Directors, which notice will describe such animal(s) by species, height, weight, and coloring; provided however, in the event the animal becomes, in the sole opinion of the Board, a nuisance to the other Unit Owners, such animal will be removed from the Unit and condominium property immediately. Any pet weighing more than 30 pounds will require the consent of the Board of Directors. The following types of dogs are not permitted unless approved of by the Board: Pit Bulls/Staffordshire Terriers, Rottweilers, Akitas, Chows, Doberman Pinschers, Presa Canarios, or Wolf-Hybrids. Finally, though Unit Owners are permitted to have up to two (2) pets, tenants and guests are not permitted to have any pets in the unit, common elements, or the limited common elements. As a result, unit owners wishing to lease their unit should be sure to let their prospective tenant know this, because the Association will enforce the restriction.

The above restrictions are some of the unit use restrictions at the condominium associations; however, there are more unit use restrictions. Moreover, there may be additional unit use restrictions, or common element restrictions, contained within the master association's declaration. In order to ensure you are fully aware of all unit use restrictions, please refer to the condominium association's declaration, as well as the master association's declaration.

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

**A:** The condominium association, in connection with the lease or sublease of any unit at the condominium association building charges an approval fee of \$100 for such transfer. Such fee is used to conduct a background check of the prospective lessee or sub-lessee, and is mandatory.

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

**A:** Assessments are due on the first of each successive month, and are considered late after the tenth of the month. Applicable late fees may include either \$25 dollars or 5% of the monthly assessment, whichever amount is greater. The following are the amount of assessments per unit type at the condominium association:

<b>Unit Type</b>	<b>Monthly Assessment Amount</b>
A1	\$584.43
A1 Modified	\$759.37
A2	\$579.46
A2 Modified	\$719.00
A3	\$592.20
A4	\$551.10
A6	\$524.19
B1	\$872.71
B2	\$782.76
B3	\$729.65
B4	\$838.03
B5	\$881.92
C1	\$301.06
C1 Modified	\$336.47
C2	\$332.94

**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:** Yes. In addition to the condominium association, all owners are also members in the Club at Brickell Bay Plaza Master Association, Inc. The condominium association as a whole is given one vote in the master association; the condominium association exercises that one vote on behalf of all owners at the condominium association. There are no regularly occurring assessments; however, the master association does have the ability to levy common or special assessments for the repair and/or maintenance of the "Shared Facilities" benefitting both associations.

**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:** You are not required to pay rent or land use fees for recreational or other commonly used facilities at the condominium association. There is no set annual amount. However, you may be responsible for your proportionate share of “shared expenses,” with the Master Association. Such shared expenses are described in greater detail above.

**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, the Condominium Association, or any other membership association, is not involved in any court cases where the Association may face liability in excess of \$100,000.

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