

# **FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC.**

## **FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET**

**As of 2024**

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

A. One vote per unit may be cast for an election or other matters requiring a membership vote.

**Q. What restrictions exist in the condominium documents that could affect my right to use my unit?**

A. Any rules governing the unit can be found within the by-laws

**Q. What restrictions exist in the condominium documents on the leasing of my unit?**

A. Leasing application must be filed with the association by the lessee. No lease can be less than three (3) months, required by the State of Florida. There is a signature required of the lessee on the Rules and Regulations. The application and the Rules and Regulations documents are given to the office or occupant can be denied. Occupancy by a tenant can, also, be denied if the unit is delinquent in maintenance fees. A processing fee of \$100.00 will be collected each time a unit is leased by a different person.

**Q. How much is my maintenance payment to the condominium association for my unit type and when are they due?**

A. Your maintenance payment is \$419.60 a month. Your fee is due on the first of the month. Interest is charged for the payments later than ten (10) days into the month.

**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?**

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 required to pay annually?**

A. No

**Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00?**

A. No

**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.**