

FAIRWAY PALMS II CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

As of 2025

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 \$432.00 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.