

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET FOR CONDOMINIUM ASSOCIATIONS

Parkside of One Bayshore Condominium Associations Inc.,

A Florida Not For Profit Corporation

As of January 1, 2011

[Name of Condominium Association]

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

A. One vote per unit per Article 2 Section 2.3 of the Bylaws which may be cast in person or by proxy pursuant to Article 3 Section 3.5 of the Bylaws. Elections shall be conducted pursuant to Florida Statute 718.112(2)(d).

2. Q. What restrictions exist in the condominium documents on my right to use my unit?

A. Pets, signage, screening, parking, lighting, antennas and activities which are noxious, destructive, or nuisances are regulated. No part of the Property shall be used for adult or pornographic video or bookstores or movie houses, massage parlors, topless or nude bars, off track or others forms of betting or gambling facilities (except lotteries or other games of chance conducted by governmental authorities or as a promotion incidental to retail sales activities), funeral parlors, crematorium or for the storage, manufacture or disposal of hazardous or toxic materials.

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

A. Leasing is regulated per Article 10 Section 10.3 of the Declaration. Only entire Units may be rented provided the occupancy is only by the tenant and their servants and non-paying social guests and the lease term is not less than twelve (12) months. The Association may require a prospective tenant to place a security deposit in an amount not to exceed one month's rent into an escrow account maintained by the Association to secure the tenant's obligation to reimburse the Association for damage to the common elements or to pay fines for violations by the tenant or other occupants of the Unit. Prior to occupancy by the tenant, the Unit Owner or tenant shall provide a copy of the fully executed lease, the anticipated occupancy date and any security deposit required by the Association.

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

A. <u>UNIT TYPE</u>	<u>2011 MONTHLY MAINTENANCE FEES</u>
Ivywood	\$ 431.30
Inman	\$ 444.39
Kensington	\$ 537.98
Jackson	\$ 555.33
Maryland	\$ 430.88
Morrison	\$ 440.18
Edgewood	\$ 526.57
Fremont	\$ 602.34
Chapin	\$ 523.21
Brevard	\$ 546.33
Ardson	\$ 549.93
Gardner	\$ 629.00
Harborview	\$ 758.55
Delaware	\$ 626.05
Edison	\$ 529.52
Fielding	\$ 602.76
Unit 1600	\$ 1,387.55
Commercial/Retail	\$ 5,937.00

5. 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, One Bayshore Master Association, Inc. Voting rights per Article 4 Section 4.2 of the Declaration of Covenants, Easements and Restrictions for One Bayshore are one vote per dwelling unit, one vote for each 500 square feet of commercial space. Assessment for the master association is incorporated into your Parkside maintenance fee.

6. Q. **Am I required to pay rent or land use fees for recreation or other commonly used facilities? If so, how much am I obligated to pay annually?**

A. No.

7. 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 case.**

A. No.

Note: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits, the sales contract and the condominium documents.