

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Bayport Condominiums Association of Brevard, Inc.
Name of Condominium Association

As of January 2023

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

A: One vote per unit. Certificate of Designated voter required for unit owner by more than one individual, corporation, or partnership.

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

A: Residential use with no more than six (6) occupants, not including children. No signs allowed on property. No trailers or boats may be parked on condominium property. Vehicles restricted to two (2) per unit and **NO street parking**. For the Mid-rise buildings, two pets not exceeding 35 pounds each are permitted per unit. There are no restrictions on pets in the Villas. All vehicles must be registered with the office and display decal on front windshield of car and any visitors/guests must display hang tags.

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

A: Rental periods is a minimum of six months. Subleasing is prohibited. Tenants must supply background checks on each resident with Intent to Lease Application. Showcase charges \$75 per person to complete the background checks. An executed copy of the lease must be turned into the office 10 days prior to start of rental.

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

A: Assessment of **\$550.00** payable on the first of each month, per unit, with a late fee of \$25.00 if paid after the 10th of the month. After 30 days late, there will be 18% interest per annum charged.

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 obligated to pay annually? Elevator use? Pool/Clubhouse use?

A: No. For the high-rise buildings, we require an elevator form to be completed and returned at least 48 hours prior to needing the elevator. We will require a check to be written for \$200 as deposit for the elevator "Stop" key and the pads to be hung in the elevator. This Elevator Move In/out form is found on our website at www.showcasewelcome.com. When the key is returned, we will return your deposit check. Pool/Clubhouse is available to any resident for rental at no cost. There are clubhouse rental forms with a deposit that is required to management 72 hours prior to rental. NO ONE is eligible to rent the pool for a party. If Roof access is needed, request must be made to management 72 hours prior via email. Scassociationcam@gmail.com or scshowcam@gmail.com

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? if so, identify each such case.

A: No.

Website: www.bayportcondos.com **Must be approved resident to view documents.** www.Showcasewelcome.com On the red bar on top, please hover on "**association management**" then click on "**our associations**". The associations are listed alphabetically. Please scroll until you see **Bayport**. The governing documents are listed below. If you click on the document, it should populate. You might need to hit refresh or return and click again on the document. Sometimes it is fickle and doesn't always populate on the initial click. To see the minutes and financials, please reach out to managment for your password as it is restricted to owners only.

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.