

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

PIER RESORT CONDOMINIUM ASSOCIATION, INC.

As of January 2025

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

A: *Owners of each unit shall be entitled to cast one (1) vote per unit*

(Declaration of Condominium, Section 7. Pg. 10, and Articles of Incorporation 6 Pg. 4, By-Laws 3.5 Pg. 2)

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

A:

- *Each unit is restricted to residential use by owner(s), their immediate families, guests, and invites. All units are restricted to no more than six (6) occupants.
(Declaration 18.0.1 Pg. 27, Rules Pg. 12)*
- *Two Pets (**only one dog**), not exceeding thirty (30) pounds each, are allowed to be kept in the unit, pets are to be kept on a leash on the condominium grounds.
(Declaration XVIII 18.1 Pg. 27 and third amendment 4/18/2012, Rules & Regulation Pg. 16)*
- *No exterior antennas (Rules and Regulations Pg.5)*
- *No boat, trailer, recreational vehicle, motorhome, trailer, camper may be kept on property.
(Declaration Section 18.13 Pg. 29, Rules Pg. 13)*

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

A: *The minimum rental period is thirty (30) days.*

(Declaration, Section 18.6 Pg. 28; Rules & Regulations Pg.12)

Leases must be presented to the Board for written approval.

(Declaration Section 18.6 Pg. 28)

Q: How much are my assessments to the condominium association for my unit and when are they due? Who do I pay?

A: The 2025 Operating Budget established the maintenance fee of **\$785.00 per month which is due on the first of every month. These are due to Advanced Property Management.**

(Declaration XVIII Pg. 15, Article Pg. 2, By-Laws XIV Pg. 16)

Q: Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights? Also, how much are my assessments?

A: *NO there are no other associations.*

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: *NO, Owners are not required to pay rent or land use fees.*

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, the association is not involved in any court cases.*

THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASE SHOULD REFER TO ALL REFERENCES AND EXHIBITS THERETO THE SALE CONTRACT AND THE CONDOMINIUM DOCUMENTS.

REQUEST FOR ESTOPPEL CERTIFICATES ACCORDING TO FL 718.166 SHOULD BE SUBMITTED TO ADVANCED PROPERTY MANAGEMENT.