

# HARBOR POINTE CONDOMINIUM ASSOCIATION, INC.

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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

A. The owner of each condominium unit shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium.

**Q. How is the condominium governed?**

A Board of 5 Directors is elected each year at the Annual Meeting held in March. The Directors elect their officers: President, Secretary, Treasurer and such other offices as they determine necessary. A Management Company is contracted to assist with finances, maintenance and personnel. An Association Attorney is also under contract. See Articles of Incorporation and Bylaws.

**Q. How much are my assessments to the Condominium Association for my unit type and when are they due?**

A. An assessment of \$490.00 per month for all unit types is due on the first day of each month, for condo/marina dues. Expenses for the Marina are established in a Marina budget and costs split 50/50 between all 210 units and the 43 boat slips. Therefore, an additional fee of \$ 64.00 per month for the Boat Slip Assignees is due and payable on the 1<sup>st</sup> day of each month. See Amendment VIII and 2017 Budget.

**Q. What restrictions exist on my right to use my unit?**

A. Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests, servants and invitees. All units are hereby restricted to no more than six (6) occupants. There are no restrictions upon children. Two household pets not exceeding thirty-five (35) pounds each, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owner's unit, and the pets must be kept on a leash when on the condominium grounds and shall not create a nuisance. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. All owners and residents are restricted to two (2) permitted vehicles per unit to be parked on the premises. Boats and/or their trailers and commercial vehicles are not permitted to be parked on the premises. See Use Restrictions, Article X of the Declaration of Condominium.

**Q. What restrictions exist on my right to use my garage?**

A. Storage is permitted in the enclosed garages provided it does not prevent the use of the enclosed garages by an authorized motor vehicle. The Association reserves the right to levy a charge to any Unit Owner using the enclosed parking garage to store appliances, dehumidifiers, table saws or any other type of devices that use electricity. See Use Restrictions, Article X of the Declaration of Condominium and also promulgated rules in 2011 Residents Handbook.

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

A. The minimum rental period is ninety (90) days and the maximum rental period is unrestricted. Leases must be Board approved and filed in the office. See Use Restrictions Article X of the Declaration of Condominium.

**Q. What restrictions exist on the Marina?**

A. The Marina is a common element restricted to owners at Harbor Pointe, their guests, or tenants. The boat slips are assigned at a cost set by the Developer. Sale of slip assignments is permitted between owners at Harbor Pointe and slips may be rented to residents who reside at Harbor Pointe. The minimum rental

period is ninety (90) days and the maximum rental period is unrestricted. A liability insurance policy in the amount of \$500,000 is required on each boat and Harbor Pointe Condominium Association named as a co-insured. Boat lifts, ladders and other improvements may be permitted at assignees' expense, subject to Board approval. Slip Assignees are responsible for any electric use metered on their assigned pedestal. See Amendment VIII and promulgated rules 2012 and 2013.

**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. 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. If so identify each such case.**

A. NO.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO THE CONDOMINIUM DOCUMENTS.