



FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT

PROVIDED IN ACCORDANCE WITH FLORIDA STATUTE 718.503
FOR RESIDENTIAL CONDOMINIUMS



Merrill Pines Condominium Association, Inc.

as of March 7, 2024

(Name of Condominium)

(Date)

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

A: Each Condominium Unit has one vote. This Condominium contains 352 Units which is the maximum number of votes in the Association. See By-Laws for more information.

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

A: Units must be used for residential purposes. There are restrictions against the modifications of the exterior of the Unit or areas visible from the exterior. Signs are restricted. Parking areas are restricted to passenger automobiles, pickup trucks, motorcycles and other "Permitted Vehicles". The number and type of pets are restricted. See the Declaration of Condominium and the Rules and Regulations of the Association for additional information.

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

A: Entire units may be leased, but individual rooms may not be rented. The minimum lease term is seven (7) months. The form of lease is subject to Association approval and shall provide that the Association shall have the right to impose fines and/or evict the tenant for material violations of or failure to comply with all provisions of the Declaration, the Articles of Incorporation, By-Laws of the Association, the Rules and Regulations, or other applicable provisions of any law, agreement, or instrument affecting the Condominium. The Owner is responsible for acts of the tenant and is jointly and severally liable with the tenant to the Association for damage to the Condominium Property.

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

A: The assessment is payable on the first day of each month. The monthly assessment are \$220.00 monthly.

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: There are no Sub-Associations or Master Associations.

Q: Am I required to pay rent or land use fees to recreational or other commonly used facilities? If so, how much am I obligated 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?

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 HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.