



BOCA BAYOU CONDOMINIUM ASSOCIATION, INC FREQUENTLY ASKED QUESTIONS AND ANSWERS

CONTACT: For information and assistance please contact, the Property Manager at Boca Bayou Condominium Association Inc. 561-392-5540

This sheet is effective January 1, 2025, and is being supplied to you in compliance with Chapter 718.504 of the State of Florida Statutes. The answers given to the questions herein are in summary form only and do not purport to be complete in all details. For more complete details the reader is advised to refer to CHAPTER 718 of the State of Florida Condominium Act, the Boca Bayou Condominium Assn, Inc. along with the CONDOMINIUM ASSOCIATION, RULES & REGULATIONS. Unit Owners are legally bound to abide by the responsibilities set forth in the Condominium Documents and Amendment. In the case of resale, the seller is obligated to furnish the buyer with his copy of the condominium documents and amendments prior to closing.

1. Q. WHAT ARE MY VOTING RIGHTS IN THE ASSOCIATION?

A. EACH UNIT IS ENTITLED TO ONE VOTE. ONE PERSON, WITH RESPECT TO OWNERSHIP OF THE UNIT, SHALL BE ENTITLED TO CAST THE UNIT'S VOTE AT ANY UNIT OWNERS MEETING. WHERE A UNIT IS OWNED BY MORE THAN ONE PERSON, THE OWNERS SHALL DESIGNATE WHO IS TO BE THE DESIGNATED VOTER AMONGST THEMSELVES.

2. Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHTS TO USE MY UNIT.?

A. THERE ARE RESTRICTIONS REQUIRING THAT THE UNIT TO BE OCCUPIED AND USED AS A PRIVATE SINGLE-FAMILY RESIDENCE, RESTRICTIONS ON PETS, NUISANCES, TYPES OF VEHICLES ALLOWED TO BE PARKED ON PREMISES, ALTERATIONS OF UNIT'S INTERIOR AND USE OF COMMON ELEMENTS. THIS LIST MAY NOT BE ALL INCLUSIVE, PLEASE REFER TO USE RESTRICTIONS CONTAINED IN THE DECLARATION AND THE RULES AND REGULATIONS OF THE ASSOCIATION.

3. Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF THE UNITS?

A. LEASE ONCE (1) IN A TWELVE-MONTH PERIOD (NOT A CALENDAR YEAR), MINIMUM LEASE OF THREE (3) MONTHS. ALL SALES AND LEASES MUST BE SCREENED. SCREENING FEE \$100.00 NON-REFUNDABLE. BOARD APPROVAL REQUIRED ON ALL SALES AND LEASES. PLEASE SEE ASSOCIATION DOCUMENTS FOR FURTHER DETAILS ON RESTRICTIONS SINCE THIS LIST MAY NOT BE ALL INCLUSIVE. NO PETS ALLOWED AT ANY TIME. NO PICKUP TRUCKS, VANS (EXCLUDING MINI-VANS) MOTORCYCLES, OR VAN TYPE VEHICLES.

4. Q. HOW MUCH ARE THE ASSESSMENTS DUE TO THE CONDOMINIUM ASSOCIATION BY TYPE OF APARTMENT AND WHEN ARE THEY DUE FOR PAYMENT?

A. MAINTENANCE ASSESSMENT PAYMENTS ARE CALCULATED ON SQUARE FOOTAGE OF APARTMENT AND ARE DUE AND PAYABLE, IN ADVANCE, ON THE FIRST OF EACH MONTH.

5. Q. **MUST I BELONG TO ANOTHER ASSOCIATION OTHER THAN THE CONDOMINIUM ASSOCIATION? IF SO, WHAT IS THE ASSOCIATION NAME, WHAT ARE MY VOTING RIGHTS, HOW MUCH ARE THE ASSESSMENTS AND HOW ARE THEY PAID?**

A. NO

6. Q. **AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR USE OF COMMON AREA FACILITIES? IF SO, HOW MUCH AM I REQUIRED TO PAY ANNUALLY?**

A. NO

7. Q. **IS THE ASSOCIATION OR ANY OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT LITIGATION IN WHICH THE TOTAL LIABILITY MAY BE IN EXCESS OF \$100,000? IF SO, PLEASE INDICATE AND IDENTIFY EACH SUCH CASE.**

A. See attached.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, RULES AND REGULATIONS, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.