

SABAL LAKE WEST OF BOCA WEST CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

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

A. Each person or entity, upon acquiring title to a Unit, becomes a member of the Association so long as such person or entity has complied with the terms and conditions of the Declaration of Condominium of the Association in obtaining title. Each Unit has one vote, such vote to be exercised by the owner of the Unit, or, if there is more than one owner of a Unit, by that person so designated as the voting representative for the Unit in a written Voting Certificate filed with the Association. Votes may be cast in person or by proxy at all meetings of the Association. Voting rights are appurtenant to ownership of a unit and cannot be taken away by the Association.

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

A. Use of the Condominium Property shall be in accordance with the following provisions so long as the Condominium exists:

A. Units.

Each of the Units shall be occupied only by single family, its servants, and guests, as a residence and for no other purpose. No unit may be divided or subdivided into a smaller unit, nor any portion thereof sold or otherwise transferred.

B. Common Elements.

The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Units.

C. Nuisances.

No nuisances shall be allowed upon the Condominium Property, nor any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the Condominium Property by residents. All parts of the Condominium Property shall be kept in a Clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor shall any fire hazard be allowed to exist., No use shall be made

of any Unit or of the Common Elements or Limited Common Elements which will increase the rate of insurance upon the Condominium Property.

D. Lawful Use.

No immoral, improper, offensive, or unlawful use shall be made of the Condominium Property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

E. Carpeting. (See attached Rules and Regulations)

F. Regulations. (See attached Rules and Regulations)

Reasonable regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board provided, however, that all such regulations and amendments thereto shall be approved by not less than seventy-five percent (75%) of the members of the Association before the same shall become effective.

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

A. No Unit may be sold or leased without prior approval of the Board of Directors of the Association. A completed application for lease, accompanied by that application fee established by the Board, must be submitted prior to the lease of a Unit. The Board of Directors has twenty (20) days from the date such application and fee is submitted to decide whether to approve or disapprove the proposed lease. Units may be leased for periods of not less than one (1) month, the number of times per year are unlimited.

4. Q. How much are my year 2022 assessments to the condominium association for my unit type and when are they due?

A.

Rate	#Units	Quarterly	Per Year
1.23333%	18	\$1,966.27	\$7,865.07
1.62903%	31	\$2,468.52	\$9,874.08
2.10001%	13	\$3,066.33	\$12,265.30

Maintenance assessments are due quarterly on the first of the month.

5. **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.** You are a member of the Boca West Master Association. Assessments to the Master Association are included in the operating budget of Sabal Lake West of Boca West Condominium Association. For information on your voting rights to this Master Association or any other questions you may have, please call the Master Association office at 488-1598.
6. **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?**
- A.** Not applicable.
7. **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.** Sabal Lake West of Boca West Condominium Association is not at the present time involved in any court case. For information on the Boca West Master Association, please call their office at 488-1598.

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.