

FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

**Clearbrooke Townhouse Condominium Association,
Inc.**

As of January 1, 2025

In accordance with Section 718.504 Florida Statutes, the following information is provided.

Q: What are my voting rights in the Condominium Association?

A: **Voting rights are found in Article IV of the Articles of Incorporation. The By-Laws more specifically set forth voting rights and qualifications of voters in the Association.**

Q: What restrictions exist on the lease and use of *my* unit?

A: **Use Restrictions on the lease and use of units are found in Article XXIX of the Declaration, copies of which are available from the Association and from the Management Company as provided by law. Please refer to the current set of the Rules and Regulations for other restrictions. Other restrictions containing miscellaneous restrictions on unit use are contained in the Declaration and its exhibits. No more than 10 units shall be rented at any you time.**

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: **Unit owners are not obligated to pay rent or land use fees for recreational or other commonly used facilities, other than assessments as contained in the budget.**

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

A: **There are different unit sizes and different monthly fees, refer to the annual budget for individual unit fees. Fees are due on the 1st of the month.**

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability to excess of \$100,000? If so, identify each such case.

A: **There are no court cases in which the Association is currently a party of record.**

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 is no mandatory membership in a recreational facilities association and no fees are currently charged per unit type.**

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.