

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Village Square of Titusville Condo Association Inc.

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

A: **One vote per unit. If there are multiple unit owners, all owners must sign a voting proxy agreeing upon the vote; however, you may also fill out a Voter Certificate form to designate one owner to handle all voting responsibilities.**

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

A: **Personal use only; no business use.**

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

A: **Leasing is restricted to (6) times per year and for not less than (1) month. But in 2016, an amendment was passed allowing no more than 30% rentals in the community, and new buyers cannot rent for one year and then be placed on a waiting list for the next time the percentage goes below 30%.**

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

A: **As of January 1, 2024, the dues are \$280.00 per month, due the 1st day of the month. Late fee of \$25.00 is charged if received after tenth day of month.**

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/None**

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: **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**

Q: Does the association have first right of refusal?

A: **No**

Q: Does the association operate under 718 or 720.

A: **718 for Condominiums**

Q: Pet Restrictions

A: **Village Square restricts owners to two pets per unit. Weight limit may not exceed 20 lbs. and/or 14 inches in height (measured from ground to shoulder) at maturity.**

Q: Where can I order association estoppel & questionnaires?

A: **All orders must be placed on the Homewisedocs website www.homewisedocs.com.**

Q: Rental Restriction

A: **Answer can be found in the handbook or declaration under use and restrictions. I think for the most part our Owners Profile form has that information on it. You can copy and paste that on.**

Q: Are there any parking restrictions?

A: **Unit owners receive one assigned parking space per unit. There is also designated parking marked for guests to use. Any unmarked spaces are open parking at a first come, first served basis.**

Q: How is the mail handled?

A: **The mailboxes are managed by the US Postal Service. Keys are handed by owners to pass down to residents. If a key is not available, the mailboxes are federally regulated, and residents should take possession of documents (Deed or Lease) to the local post office to handle all rekeying.**

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.