



BAYSIDE CONDOMINIUMS ASSOCIATION OF BREVARD, INC
c/o Clover Key, Inc.
110 Imperial Street | Merritt Island, FL 32952
WEBSITE: www.cloverkeyservices.com



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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

A: The owner of each condominium suite shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium dated May 20, 2002.

2. Q: What restrictions exist on my right to use my unit?

A: Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests and invitees. All units are restricted to no more than six (6) occupants. There are no restrictions upon children. One household pet not exceeding thirty-five (35) pounds is allowed in each midrise unit, and there is no weight restriction on pets in the townhomes. Pets must be kept on a leash on the condominium grounds and shall not create a nuisance. Owners may place a small potted plants near the front doors of the units so long as they do not protrude into or block access to the common walkways. Association reserves the right to restrict or prohibit the placement of plants on the common elements. No boats, trailers or recreational vehicles shall park on the condominium property. The Association may levy reasonable fines against a unit owner if they or their tenants or guests fail to comply with the rules of the Association.

3. Q: What restrictions exist on the leasing of my unit?

A: The unit may be rented provided the occupancy is only by one (1) lessee and members of his immediate family and guests. The minimum rental period is six (6) months. No rooms may be rented and no transient tenants may be accommodated. Weekly time sharing of units is prohibited. All leases shall be in writing and Association shall approve the tenant(s). See Use Restrictions Article X of the Declaration of Condominium for more details.

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

A: An assessment of \$725.00 per unit per month starting on January 1, 2024 for all unit types is due on the first day of each month and becomes delinquent if not paid by the tenth (10) of the month. A late fee charge of twenty-five (25) dollars will be applied to past due payments. (See Section VII, Declaration of Condominium).

Basic cable is included in the monthly fee.

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: NO.

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: NO

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 \$100,000.00? If so, identify each such case.

A: NO.

8. Q: Does the association have the first right of refusal?

A: NO

9. Q: Where can I order Association Estoppel & Questionnaires?

A: All orders must be placed on Homewisedocs (www.homewisedocs.com).

10. Q: Does the association have a SIRS Inspection/Milestone Inspection Report?

A: No, Bayside is not due until 2032.

11. Q: Are there any Parking Restrictions?

A: Owners in the villas are able to park in the garage and driveway. Owners in the midrise are assigned (1) one parking spot in the garage. The midrise parking area front of the building are for residents only and residents can only park there for 72 hours. Long term parking is to be parked at the clubhouse parking lot. Cruise parking is not allowed for friends and family.

12. Q: How is the Mail Handed?

A: The midrise mailboxes are managed by the US Postal Service. Owners pass keys down to buyers. 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 appointments with the postmaster for rekeying and changing the locks. The villa mailboxes are managed by the associations.

13. Q: Does the association operate under 718 or 720?

A: The Florida Condominium Act, Chapter 718 of the Florida Statutes, governs condominiums in the state.

14. Q: How is trash handled?

A: The trash is picked up by Waste Pro USA. The owners are responsible to contact Waste Pro USA (321) 837-0055 for special pick-up. Do not place trash in front of dumpsters, Waste Pro will not take out the trash if there is debris or trash in front of the dumpster. Trash must be placed inside the dumpster.

15. Q: Has a Structural Integrity Reserve Study (SIRS) been completed?

A: Structural Integrity Reserve Study (SIRS) is scheduled for April 2024 with Association Reserves.

16. Q: Has the Milestone Inspection been done for the three 5-story midrises?

A: Milestone inspection is not due to until 30 years after Bayside's Certificate of Occupancy, which was in 2032.

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