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Association Management.
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VILLAGE SQUARE
Of Titusville Condo.Assoc., Inc
1645 to 1785 Harrison St.
Titusville, FL 3278



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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. Please see Section 24. Use Restrictions of the Condominium Declaration and the Rules & Regulations of Village Square.

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

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

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 (www.homewisedocs.com).

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 on a first come, first served basis.

Q: How is the mail handled?

A: The mailboxes are managed by the US Postal Service. Keys are handled by owners to pass on to buyers. If a key is not available, the mailboxes are federally regulated, so residents should take possession of documents (Deed or Lease) to the local post office to handle all rekeying. There may be a fee payable to USPS.

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