



CLOVER KEY, Inc.
Community Association Management.
110 Imperial Street
Merritt Island, FL 32952
www.cloverkeyservices.com

WHITLEY BAY
CONDOMINIUM ASSOC., INC.
93 Delannoy Ave.
Cocoa, FL 32922

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

- 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 suite as provided in Article VI of the Declaration of Condominium.
- Q: What restrictions exist on my right to use my suite?**
A: Each suite is restricted to residential use by the owner or owners thereof, their immediate families, guests, servants and invitees. All suites are hereby restricted to no more than six (6) occupants. There are no restrictions upon children. Two household pets not exceeding thirty-five (35) pounds each, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owner's suite, and the pets must be kept on a leash on the condominium grounds and shall not create a nuisance. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. See Use Restrictions, Article X, of the Declaration of Condominium.
- Q: What restrictions exist on the leasing of my suite?**
A: The minimum rental period shall not be less than one hundred eighty (180) days and the maximum rental period is unrestricted. See Use Restrictions Article X of the Declaration of Condominium.
- Q: How much are my assessments to the Condominium Association for my suite type and when are they due?**
A: As of January 1, 2024 of \$1030.00 per month for all suite types, and is due on the first day of each month. See the Approved Operating Budget for the year.
- 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: Yes, but the fees are included in the monthly assessments to the owners, the pool area is leased from the Whitley Bay Marina.
- 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
- Q: Has a Structural Integrity Reserve Study (SIRS) been completed?**
A: No, Structural Integrity Reserves Study (SIRS) is to be done in 2024.
- Q: Has the Milestone Inspection been done for the building?**
A: A Milestone inspection is not due until 30 years after Whitley Bay's Certificate of Occupancy, which is in 2034

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.