

HAMPTON MEWS OF ST. ANDREWS EAST ASSOCIATION, INC.

QUESTION AND ANSWER SHEET

4/20/2018

Q. WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A. Each Unit is entitled to one vote on all matters of condominium business where unit owner votes are authorized. Generally speaking, unit owners are entitled to vote for the election of Directors, the level of reserve funding, waiver of certain financial reporting requirements, and amendments to the Declaration of Condominium, Articles of Incorporation, and Bylaws of the Association. Under Florida law, votes on reserve funding, waiver of financial reporting requirements, and document amendments may be conducted at the annual meeting of the Association or at a special meeting. Owners are entitled to vote in person or by proxy. The election of Directors is conducted at the annual meeting through a balloting procedure. As to the election of Directors, each unit owner is entitled to cast one vote for the number of vacant seats. Cumulative voting is prohibited. In the event of joint ownership of a Unit, the vote to which the unit is entitled may be cast by any of the joint owners; provided, however, that if more than one of the joint owners cast the vote to which their unit is entitled, said vote shall be apportioned equally among such of the joint owners.

Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?

A. Units may be used only for residential purposes. Only one dog or cat (not to exceed 25 pounds) is allowed in each unit. You are not allowed to park overnight any commercial truck, boat, camper, motor home, trailer, mobile home, or similar vehicle in a driveway or common parking area, or place any vehicle on blocks. The Plantation Management Association (PMA) has overnight parking for such vehicles and the owner must make provisions for the appropriate parking. Owners and renters must park their vehicles in the garage overnight unless there has been a recent move-in or in the case of short-term guests. THIS LIST IS NOT ALL INCLUSIVE. PLEASE REFER TO THE DECLARATION OF CONDOMINIUM AND THE RULES AND REGULATIONS FOR FURTHER INFORMATION REGARDING RESTRICTIONS ON THE USE OF YOUR UNITS.

Q. WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?

A. No unit owner may lease a unit without prior approval of the Board of Directors of the Association. No unit owner may lease a unit for any term less than three months.

Q. HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?

Assessments are \$937.00 per quarter and are due on January 1, April 1, July 1, and October 1 of each 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. Yes- The Plantation Master Association, Inc. There is one vote per unit. The Annual Assessment is \$405.00. Please refer to The Plantation Master Covenants for further information.

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.

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 GOVERNING DOCUMENTS.

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