

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Cypress Chase Condominium Association "C" Inc.

As of January 1, 2019

Name of Condominium Association

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

A: Each unit is entitled to one vote in the affairs of the Association. Article II, Section 3, By-Laws of the Association, provides for the designation of a voting representative on a written certificate for units owned by more than one person or by a corporation. In the event that multiple owners do not designate a representative, then the vote may be divided equally among the owners. Votes cast may be in person or by proxy, subject to the requirements of the By-Laws, Article II, Section 4, and the Condominium Act.

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

A: The use of units within the Condominium is regulated by Article XIV and Article XVI of the Declaration of Condominium as well as the Rules and Regulations adopted by the Board of Directors. A copy of the Rules and Regulations is available on the Association's website for reference. In addition, Article XIX provides limitations on alterations and modifications by owners in a condominium unit.

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

A: Leasing of a unit is regulated by Article XXVI, Declaration of Condominium, which requires review and approval of all prospective leases and lessees by the Board of Directors prior to occupancy by any lessee. The Board of Directors has a right of first refusal on behalf of the Association. No unit may be rented or leased during the first 24 months of ownership by any owner, and each lease must be for a minimum term of three months. There can be no more than one lease in the twelve month period beginning July 1 and ending June 30.

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

A: The percentage ownership of the Common Elements and Common Surplus for each unit is set forth in Exhibits D and E of the Declaration of Condominium. The assessments are payable monthly, due on the first day of each month and are considered late if received after the 13th of each month. Late accounts are subject to a \$25 late fee and 18% interest applies. A schedule of the assessments by unit for 2019 is on page 2.

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: Cypress Chase Condominium Association "C" Inc. is the only Association affiliated with Cypress Chase Condominium No. 5 and Cypress Chase Condominium No. 6. Cypress "C" is charged with managing both Condominiums, and all fees are included in the maintenance assessment amounts listed above.

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 DOCUMENTS.

Note: Payment coupons are issued to new owners upon the purchase of a unit – please ensure the Association has your proper contact information, including telephone numbers and mailing address, if different from the unit. Monthly assessment payments should be made as follows:

Checks payable to: [Cypress Chase Condominium Association “C”](#)

Mail to: [Payments should be made directly to the bank using the provided coupons. Your first payment, if due before the coupon book arrives, may be mailed to:](#)

[Precision Condo Consulting
 833 SE 9th St
 Deerfield Beach, FL 33441](#)

Payment options: [Check, money order, bank check, automatic draft. Cash is NOT accepted.](#)

Automatic payment: [The Association offers electronic drafting of your maintenance fees. If you are interested in automatic drafting, please request an authorization form from the management office or the bookkeeping firm.](#)

Monthly Maintenance Assessments for 2019:

	% of Ownership	2019 Monthly Maint Fee
1 Bedroom, B5	0.003056	\$ 284.42
1 Bedroom, B6, 438-439, 458-459	0.003061	\$ 284.89
1 Bedroom, B6, all others	0.003060	\$ 284.79
2 Bedroom, B5, 401-408, 426-431)	0.004170	\$ 388.10
2 Bedroom, B5, all others	0.004169	\$ 388.01
2 Bedroom, B6	0.004174	\$ 388.47