

FREQUENTLY ASKED QUESTIONS

Longboat Harbour Owners Association – Feb 10, 2022

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

One vote per unit - There are 300 units.

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

Other than use by the owner and arm's length rentals by lease, the temporary use of units is limited to immediate family members, meaning an owner's parents, siblings, children, and grandchildren. Note that, in the absence of the owner, occupancy of an apartment by persons other than members of the immediate family is deemed to be a rental and count as one of the two permitted rentals in the twelve-month period. Pets are not allowed. No penetrations for vents. New window styles limited. Remodel changes require city permits and Association approval. Occupancy of a unit, whether owned or leased, is limited to five (5) adult persons in a two-bedroom unit and three (3) persons in a one-bedroom unit. The use of a unit is restricted to residential use only. No pets are allowed. Owners may rent the unit no more than twice a year.

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

Town of Longboat Key regulations, as well as Association documents, stipulate that a lease or rental must be one month or longer in duration. All owners intending to rent their unit must submit an application (Fee \$150 per application). A short-term renter (less than one year) may entertain overnight guests for a period not to exceed seven (7) nights and then only if the renter is in residence. Owner may rent his unit only twice a year. Pets are not allowed.

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

Buildings A - G

1 BR = \$717 per month

2 BR= \$844 per month

End Unit= \$972 per month

Buildings H - N

1 BR=\$725per month

2 BR=\$845 per month

End Unit=\$966 per month

Monthly assessments are due on the 1st of each month and must be paid by the 15th of each month to avoid a 5 % late fee.

Q: What is covered by my monthly assessments to the condominium association?

The monthly assessments cover water, sewer, trash, recycling, pest control and basic cable service to the unit as well as paying for the upkeep of the grounds, building exteriors and common areas of the association.

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?

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?

If you own a boat, the annual fee for dock space is \$350. Kayak storage is \$100.

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.

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.