

HARBOUR TOWNE CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS
2022

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

A: On all matters on which the membership shall be entitled to vote, there shall be one vote for each Unit in the Condominium. There was a 2008 Amendment to reduce the vote requirement for approval of an amendment to the Declaration, Articles of Incorporation or By-Laws from two-thirds of all owners, as required by subsection 718.110(1)(a) of the Condominium Act, to two-thirds of those owners present in person or by proxy at a meeting called to consider the amendment.

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

A: Section 10 of the Declaration of Condominium for **Harbour Towne Association**, A Condominium contains restrictions concerning the use and occupancy of the Condominium, including restrictions regarding residential use as to the units; Common Elements; Leasing; Regulations and Restrictions of Transfer.

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

A: All sales, leases, and transfers of ownership require prior approval by the Association. Application and background checks are required. The application fee is \$100. The Rules and Regulations of Harbour Towne specifies the uses of the units, including renting: Unit owners may rent their units to other persons upon proper notice (Rental Application) to the Association and subject to the terms of the Declaration of Condominium and the By-Laws. The Declaration of the Condominium provides that a minimum rental period shall be three (3) months. All units owners are reminded that Pinellas Counts taxes are due for all rentals which are six (6) months or shorter in length.

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

A: Your Annual Assessment to the condominium association for the period from January 1, 2022 to December 31, 2022, will be in accordance with the Estimated Operating Budget for the monthly assessments with reserves. The unit's monthly assessments are based on the square footage as detailed in the Declaration of Condominium for the Association. The annual Operating budget specifying the monthly assessment is distributed in the annual budget meeting and approved by the Board. For your unit's assessment, please contact the Association Management Company. Monthly assessments are due on the 1st day of each month. Late fees are assessed after the 10th day.

Q: Do I have to be a member of 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.

There are storage units available for rent by the members. For a storage rental application and amount, contact the Management Company.

Q: Is there a club membership associated with this Condominium? If so, is the membership mandatory?

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. NEITHER THE CONDOMINIUM ASSOCIATION NOR CONDOMINIUM ASSOCIATES WARRANT THIS INFORMATION.