

FREQUENTLY ASKED QUESTION & ANSWER SHEET

CASA SIESTA CONDOMINIUM ASSOC., INC.

As of April 1, 2025

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

- A. In any meeting of members, there shall be one (1) vote for each apartment.
- If an apartment is owned by one person, their right to vote is established by the record title to the apartment.
- If an apartment is owned by more than one person or is under lease, the person entitled to cast the vote for the apartment must be designated by a certificate signed by all record owners and filed with the Secretary of the Association.

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

- A. Restrictions on use of property include prohibiting animals or pets in units or on the condominium property.
- No unit owner shall place items on the outside walls of buildings or affix signs, awnings, canopies, antennas, etc., without prior consent of the Board

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

1. A. **Section 20(e):** "After approval by the Association elsewhere required, entire apartments may be rented provided the occupancy is only by the lessee and his family, and guests.

No rooms may be rented and no transient tenants may be accommodated."

2. **Section 21(a)(2):** "No apartment owner may dispose of an apartment or any interest in an apartment by lease without approval of the Association except to an apartment owner."
3. **Section 21(b)(1)(b):** "Lease: An apartment owner intending to make a bona fide lease of his apartment or any interest in it shall give to the Association notice of such intention, together with the name and address of the intended lessee, such other information concerning the intended lessee as the Association may reasonably require and an executed copy of the proposed lease."
4. **Section 21(c)(2):** "Lease. If the proposed transaction is a lease, the apartment owner shall be advised of the disapproval in writing, and the lease shall not be made."

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

A. Maintenance fees are paid quarterly on the first day of the first month of the calendar quarter. The fee is \$1,719.00.

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 the assessments?

A. No.

Q. Am I required to pay rent or land 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 ANSWERS TO THE QUESTIONS MAY BE SUMMARY IN NATURE IN WHICH CASE THE ANSWER SHALL REFER TO THE IDENTIFIED PORTIONS OF THE CONDOMINIUM DOCUMENTS.