

NORTH TOWER



AT THE POINT

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Condominium: North Tower at the Point Condominium Association, Inc.

As of: January 9, 2024

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

A: Pursuant to section 5.2 of the Declaration “Each Unit shall be entitled to one (1) vote to be cast by its Owner in accordance with the provisions of the By-Laws and Articles of Incorporation.”

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

A: Use restrictions are set forth generally in Section 17 of the Declaration and throughout the governing documents. Such restrictions include but are not limited to the following: Section 17.1 requires the unit to be used for residential purposes and prohibits use by a business, profession or trade of any kind. Occupancy is limited to 2 persons per bedroom and 1 person per den. Section 17.4 places restrictions on pets which include but are not limited to keeping no more than (1) household pet to be limited to a dog or cat (or other household pet as defined by the Association). No pet may exceed 40 pounds when fully grown.

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

A: Pursuant to Section 17.2, Leasing of the Units shall be subject to the prior written approval of the Association, in its sole and absolute discretion. **A Unit may not be leased until after one full year following the issuance of title to the Unit sought to be leased. Said one-year period shall be measured from the date the Certificate of Title was recorded in the Public Records of Miami-Dade County.** No lease shall be approved for a term of less than six (6) months or more than one (1) year and a Unit Owner may not lease its Unit more than once in any one (1) year period, regardless of the lease term. Regardless of whether expressed in the applicable lease, if any, a Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of its tenant(s) and occupant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association. This Section shall also apply to subleases, assignments and renewals of leases. No lease shall be amended or modified or renewed without the Association’s prior written approval.