Welcome Package
Ashland Condominium A Association, Inc.

Order: 5M3VRJXPG
Address: 15011 Ashland Cir Apt A19
Order Date: 04-02-2026
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ASHLAND A CONDOMINIUM ASSOCIATION, INC.
Frequently Asked Questions and Answer Sheet
As of January 1, 2023

Q: What are my voting rights in the condominium association?
A: One vote to be cast by the owner. If owned by more than one person then a voting certificate must be filed with the Secretary of the Association. The certificate is signed by all owners and indicates which one of the multi-owners will represent all.

Q: What restrictions exist in the condominium documents on my right to use my unit?
A: Single family adult condominium, not to exceed two persons per bedroom. At least one person must be 55 or older. No children under eighteen (18) years of age may reside for more than thirty (30) days in total in any calendar year. The Association must be advised, in writing, of any guests occupying an apartment during unit owners' absence and the guests are limited to twenty-one (21) days stay in any calendar year quarter.

Q: What restrictions exist in the condominium documents on the leasing of my unit?
A: A unit may not be rented or leased until the owner has held title for at least two (2) years. The unit may not be leased for less than thirty (30) days and only one (1) time in a 365-day period. All rental applicants must appear personally before the Board of Directors for consideration. $100.00 fee must accompany application for sale or lease.

IN ADDITION, anyone who offers accommodations for short term rental (six months or less) is required to collect Tourist Development Tax from the guest when rent or accommodation charges are collected. TDT is 6% of total taxable rental receipts. It is an add-on tax and must be paid in addition to state sales tax. For more information go to: **www.pbctax.com**

Q: How much are my assessments to the condominium association for my unit type and when are they due?
A: $525.00 per month **DUE** by the first day of each month and **PAST DUE** on the 10th. Every January 1, the amount changes in accordance with the adopted budget for the coming calendar year.

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: Yes. "The Lakes of Delray, Inc.". Please contact their office at 561-495-1598 for further FEES and information.

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: Yes, Lakes of Delray, Inc. $1,620.00 annually ($135.00 per month). This assessment is included in your Condominium Maintenance Fee. Every January 1, the amount changes in accordance with the Recreation budget adopted for that coming calendar year.

IN ADDITION, if the clubhouse was not purchased outright, the monthly fixed payment of $41.68 (principal and interest) must be paid for the balance of the original 30 years. Such payment is made monthly to Universal American Mortgage Co. Inc. (800-741-8262)

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: None.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, CONDOMINIUM DOCUMENTS, RULES & REGULATIONS, AND RESOLUTIONS.

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