



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
OCEANIA 1 CONDOMINIUM ASSOCIATION, INC.

- Q:** WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?
- A:** THE ASSOCIATION SHALL HAVE ONE MEMBERSHIP CLASS AND EVERY UNIT OWNER SHALL BE A MEMBER OF THE ASSOCIATION. THERE SHALL BE ONE PERSON FOR EACH UNIT WHO SHALL BE ENTITLED TO VOTE AT ALL MEETINGS OF MEMBERS AND IN CONNECTION WITH ALL MATTERS UPON WHICH MEMBERS OF THE ASSOCIATION ARE ENTITLED TO VOTE.
- Q:** WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?
- A:** THE DECLARATION OF CONDOMINIUM AND EXISTING RULES AND REGULATIONS CONTAIN A NUMBER OF RESTRICTIONS ON THE RIGHT TO USE AND OCCUPY YOUR UNIT. THESE RESTRICTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. EACH UNIT IS RESTRICTED TO RESIDENTIAL USE AS A RESIDENCE BY THE OWNER OR PERMITTED OCCUPANT THEREOF, HIS/HER IMMEDIATE FAMILY, GUESTS, TENANTS AND INVITEES.
 2. NO IMMORAL, IMPROPER, OFFENSIVE OR UNLAWFUL USE SHALL BE MADE OF THE UNIT OR CONDOMINIUM PROPERTY.
 3. NO MATERIAL ALTERATION, ADDITION OR MODIFICATION TO A UNIT SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ASSOCIATION. NO MODIFICATION OR INSTALLATION OF ELECTRICAL WIRING, TELEVISION ANTENNA SYSTEMS OR CONNECTIONS, WHETHER INSIDE OR OUTSIDE THE UNIT SHALL BE MADE.
 4. NO SIGN, FLAG, BANNER, ADVERTISEMENT, NOTICE OR OTHER LETTERING SHALL BE EXHIBITED, DISPLAYED, INSCRIBED, PAINTED OR AFFIXED IN, OR UPON ANY PART OF THE CONDOMINIUM UNIT OR CONDOMINIUM PROPERTY THAT IS VISIBLE FROM THE OUTSIDE. ANY HURRICANE OR PROTECTED DEVICES VISIBLE FROM OUTSIDE THE UNIT SHALL BE OF A TYPE SPECIFIED BY THE ASSOCIATION FROM TIME TO TIME.
 5. NO NUISANCE OR ANY USE OR PRACTICE THAT IS THE SOURCE OF UNREASONABLE ANNOYANCE TO OTHERS OR WHICH INTERFERES WITH THE PEACEFUL POSSESSION AND PROPER USE OF THE CONDOMINIUM PROPERTY IS PERMITTED. NOTHING SHALL BE DONE OR KEPT IN THE UNIT WHICH WILL INCREASE THE RATE OF INSURANCE ON THE CONDOMINIUM.
 6. ONE (1) DOMESTIC PET OR ANIMAL LIMITED TO A DOG OR A CAT MAY BE KEPT OR HARBORED IN THE UNIT AS LONG AS SUCH PET OR ANIMAL DOES NOT EXCEED FIFTY (50) POUNDS IN WEIGHT AT MATURITY AND DOES NOT CONSTITUTE A NUISANCE.

(SEE THE DECLARATION OF THE CONDOMINIUM AND THE RULES AND REGULATIONS FOR OTHER RESTRICTIONS WHICH MAY APPLY TO THE USE AND OCCUPANCY OF THE UNITS)



Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OR SALE OF MY UNIT?

A: NO UNIT OWNER MAY LEASE A UNIT OR ANY INTEREST IN A UNIT WITHOUT APPROVAL OF THE LESSEE BY THE ASSOCIATION. ALL LEASES MUST BE IN WRITING. NO LEASE MAY BE MADE FOR A TERM OF LESS THAN ONE HUNDRED EIGHTY (180) DAYS (6 MONTHS). NO TRANSIENT ACCOMMODATIONS SHALL BE PROVIDED.

FOR FURTHER INFORMATION ON RESTRICTIONS ON LEASING AND TRANSFERS PLEASE SEE SECTION 12.2 OF THE DECLARATION OF CONDOMINIUM)

Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN IS IT DUE?

A: MONTHLY ASSESSMENTS ARE DUE ON THE 1ST DAY OF EVERY MONTH. THERE IS A \$50.00 LATE FEE IF PAID PAST THE 10TH OF THE MONTH.

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, AS A UNIT OWNER YOU ARE AUTOMATICALLY A MEMBER OF THE OCEANIA PROPERTY OWNERS ASSOCIATION, INC. ("POA") AND OCEANIA CLUB, INC. ("CLUB").

Q: AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATION OR OTHER COMMONLY USED FACILITIES?

A: NO.

Q: IS THE CONDOMINIUM 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 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.