

The Renaissance of Pompano Beach III, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

November 15, 2024

NOTE: The statements contained herein are summary in nature and are offered as general information to prospective purchasers and lessees of apartment units. For more complete information, the reader should review the Condominium Documents, and the applicable Sale or Lease Contract.

Q: What are my voting rights in the Condominium Association?

A: Each apartment unit is entitled to one (1) vote in the affairs of the Association.

{Declaration of Condominium: Article VII {D}{3}} {Articles of Incorporation: Article VE} {By-Laws: Article III Section 2}

Q: What restrictions exist in the Condominium documents on my right to use my Unit?

A: Apartment units are to be occupied only by a single family for residential purposes. Additional restrictions exist regarding the Unit, Limited Common Elements, and Common Elements including, but not limited to, restrictions on sale, lease, alterations, and pets. *[Declaration of Condominium: Article XA-(1)]*

Q: What restrictions exist in the Condominium documents regarding the leasing of my Unit?

A: A Unit may only be leased after one year of ownership and for no less than three (3) months and no more than twelve (12) months, and for no more than two (2) rentals in any 12-month period. Additional restrictions and requirements exist regarding the leasing of a Unit including, but not limited to, approval by the Board of Directors, fees, interview, no pets, renewal, and sub-leasing. *[Declaration of Condominium: Article XDJ]*

January 1, 2024

Q: How much are my assessments for my Unit type and when are they due?

A: Association/Maintenance Dues & Special Assessments are based on the Unit type.

For the year 2024, Quarterly Maintenance dues are paid January 1, April 1, July 1, and October 1. The amounts are as follows:
\$2,207 for a one (1) bedroom Unit, \$3,097 for a two (2) bedroom Unit and an additional \$200.00 for the 15 units who have been assigned a dock space.

Special Assessment:

No special assessments for 2025 are anticipated at this time.

Q: Am I required to be a member of any other Association? If so, what is the name of the Association, and what are my voting rights in the Association?

A: No. Owners are not required to be a member of any other Association.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: No. Owners are not required to pay rent or use fees for common facilities.

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?

A: No

Q: Has the Condominium Association completed its 40-year Broward County Building Certification?

A: Yes, the certification was completed March 2024.

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January 1, 2024

Q: Has the Condominium Association complied with Florida Statute HB 4D, known as the 2022 Condo Safety Act?

A: Yes, the initial Structural Integrity Reserves Study (SIRS) has been completed and the appropriate reserves funding has been included in 2025 association budget.

FAQ- 2024-CHG