

SPANISH PINES II CONDOMINIUM
2025
FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Q. What are my voting rights in the Homeowners Association?

A. One vote per unit.

Q. What restrictions exist on my right to use my unit?

A. Each unit shall be occupied by only one (1) family at any time, as a residence and for no other purpose. No persons can own legal or beneficial title to more than two (2) units in the Condominium. No business or commercial activity shall be conducted in or from any unit.

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

A. 30- day minimum, 3 times per year, annual allowed, board approval required.

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

A. As of January 1, 2025 and for this calendar year, HOA dues are \$2,349 per quarter. Fees are due on January 1, April 1, July 1 and October 1.

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. No.

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

A. No.

Q. Is the Homeowner 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. Are there pet restrictions?

A. The owner of each unit may keep up to two (2) pets of normal domesticated household types such as: (a) dogs (b) cats, (c) caged birds, (d) tropical fish kept in a tank with a capacity of no more than twenty (20) gallons. All pets must be carried under the owner's arm or be leashed at all times while on the condominium property outside of the unit. Pet messes or droppings must be removed immediately by the unit owner or pet handler and disposed of directly into the garbage waste disposal containers. The ability to keep such pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the Condominium. **No pets of any kind are permitted to be kept by lessees or guests in leased units.** No reptiles, monkeys, rodents, amphibians, poultry, swine or livestock may be kept in the condominium.

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.