

FREQUENTLY ASKED QUESTIONS AND ANSWERS
THE MERIDIAN CONDOMINIUM ASSOCIATION OF BREVARD, INC.
January 2022

1. **What are my voting rights in the condominium association?** The owner of each condominium unit shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium.
2. **What restrictions exist in the condominium documents on my right to use my Unit?** Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests, servants and invitees. All units are hereby restricted to no more than six (6) occupants. There are not restrictions upon children. Two household pets not exceeding thirty-five pounds each, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owner's unit, and the pets must be kept on a leash when on the condominium grounds and shall not create a nuisance. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. See Use Restrictions, Article X, of the Declaration of Condominium.
3. **What restrictions exist in the condominium documents on the leasing of my unit?** The minimum rental period is ninety (90) days and the maximum rental period is unrestricted. See Use Restrictions Article X of the Declaration of Condominium.
4. **How much are my assessments to the condominium association for my unit type and when are they due?** An assessment of \$754.00 per month for all unit types is due on the first day of each month. See Estimated Operating Budget.
5. **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?** You are not obligated to be a member of any other association.
6. **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?** The Unit owners are not obligated to pay rent or land use fees for recreational and other commonly used facilities. The expenses related to the operation, repair and replacement of those facilities are built in to the estimated operating budget of the condominium association are paid for by Unit owners through assessments.
7. **Is the condominium association or any other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case?** The condominium association is not presently a party to any litigation.

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