

Surf Club III FAQs

Q. What are my voting rights in the condominium association?

A. Article VII and Article X of the Declaration of Condominium of Surf Club III Condominium (“the Declaration”) provide for one membership in Surf Club III Condominium Association, Inc. (“the Association”) for each unit in the Condominium. The owner of each unit is entitled to cast one vote on all matters as to which the membership is entitled to vote.

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. Article XII of the Declaration contains restrictions on the use and occupancy of the units and the common area of the condominium. These restrictions include but are not limited to restrictions on the persons who may occupy a Unit, the nature of the activities that may be conducted within a unit, the number, and type of pets, leasing of units and alterations to the unit and common areas. Unit owners may only keep (2) dogs or (2) cats.

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

A. No unit may be leased for a term of less than 28 days (1 month) and units may only be occupied by one family at a time. The owner must give the Association written notice of the intention to lease the unit, together with the name and address of the lessee and such other information the Board may reasonably require. Short term guests or visiting family members may bring a dog or cat ONLY if the unit owner is present. Unit owners are responsible for ensuring that guests abide by the condominium rules regarding pets, including picking up waste.

Violation of any rules regarding pets is not only subject to fines and other remedies provided for in these Rules and Regulations, but also may result in the termination of the unit owner’s right to keep a pet.

These restrictions and other use restrictions are found in Article XII of the Declaration.

Q. How much are my assessments to the condominium association for my unit and when are they due?

A. The **2022** annual assessment levied by the Association is payable in **monthly installments of \$430.00**, which is due and payable in advance to the association on the first day of each month. Special assessments may be made by the Board of Administration as provided in Article XV.

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, Article XXV of the Declaration provides that the condominium property is subject to the Declaration of Covenants, Conditions, and Restrictions for Matanzas Shores (“the Master Declaration”). Article III of the Master Declaration states that each condominium unit has a membership in the Matanzas Shores Owners’ Association, Inc. (“the Owners’ Association”) and is entitled to one vote in that association, Article III, Subsections 3 and 4 provide that the voting rights of unit owners shall be executed by the president of the Association.

The **2022** annual assessment levied by the Matanzas Shores Owners’ Association (Masters) against owners of units in Surf Club III Condominium is payable in **monthly installments of \$129.00**

Additionally, the Matanzas Shores Owners’ Association (Masters) levies an assessment for wastewater treatment, which is currently payable in **quarterly** installments of **\$87.12**. Assessments are levied pursuant to Article IX of the Master Declaration.

- 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 monthly?**

- A.** The Pool & Spa Association has an assessment of **\$165.00 per quarter**.

- 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.** No.

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