

Frequently Asked Questions & Answer Sheet

Sands Point Condominium Association of Longboat Key, Inc.

As of January 01, 2020

100 Sands Point Road, Longboat Key, Florida 34228

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

A: Each unit has one vote. See Article 4.4 of the Articles of Incorporation.

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

A: Single-family, private dwelling use only. Guest use in excess of 4 days is limited to three occasions per year without Board approval. No dogs. Pets restricted according to Association rules. No exterior alterations without prior written approval of the Board of Directors. Floor coverings restricted on second & third floors. No loud noise, obnoxious odor or other source of annoyance. No nuisance, improper, offensive, immoral or illegal use, fire or safety hazard or use which increases property insurance. No signs, displays or advertising. Vehicle types and parking restricted. No television or radio antennas or towers. No hanging or drying of items on exterior. See, Article 10 of the Declaration of Condominium for these and other restrictions.

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

A: No lease without prior approval of the Board of Directors. No unit shall be leased more than once during a seasonal year (September to August) minimum period of not less than thirty days. No unit shall be leased to an unmarried person under the age of 25, except with prior written approval of the Board. Subleases and assignments are prohibited. Only entire units shall be leased. The Association shall charge an application fee. See, Articles 10.7 and 11 of the Declaration of Condominium.

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

A: Assessments are due quarterly on a calendar basis. The assessment includes water. (Cable TV is an additional \$285.83)

1 Bedroom	\$2,633.00	3 Bedroom	\$4,268.00
2 Bedroom	\$3390.00	4 Bedroom	\$5,219.00

Q: Do I have to be a member in any other association? If so, what is the name of the association & what are my voting rights in this association ? Also how much is my assessment ?

A: No, however, Sands Point Association is a member of the Longboat Key Association. Dues to the association are paid by the Sands Point Association which are included in your Quarterly Maintenance Fee. A representative selected by the Directors of Sands Point to vote on behalf of the Association.

Q: Am I required to pay rent or land use for recreational or other commonly used facilities ? If so, how much am I obligated to pay annually ?

A: No, but the Association pays an annual rental to the State of Florida for the rental of the seabed under its docks.

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 such case.

A: No.

Q: Do apartments contain asbestos ?

A: Some units have popcorn type ceilings which contain some asbestos. If it becomes friable (through reconstruction or other cause) the unit owner may have to meet federal, state and local laws & rules regarding same.

Q: What is required in order to make alterations or to remodel my unit?

A: Prior to commencing any work, owners wishing to remodel, repair or renovate must first submit documents, required by the Sands Point rules & condominium documents, to the Board of Directors and obtain the approval of the Board. In addition all necessary permits, binding interpretation of minor work, & proof of licenses must be obtained to comply with the statutes of the Town of Longboat Key & State of Florida.

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.