

QUESTION AND ANSWER SHEET

The Second Bayshore Condominium Association, Inc.
1800 Restful Drive
Bradenton, Florida 34207

February 1, 2002

What are my voting rights in the condominium association?

- There shall only be allowed one (1) vote per unit, said vote in the event of joint ownership of a unit may be, by agreement of the joint owners, cast by one of their number.

What restrictions exist on my right to use my unit?

- All sales must be for owner occupancy only. After a period of one year, a unit may be leased only one time during the year for a period of not less than five months. All sales of units and/or leases shall be subject to the approval of the Membership Committee. No unit may be permanently occupied or leased by any persons unless at least one person permanently occupying or occupying during the full term of the lease is fifty-five (55) years of age or older.
- No loud noises before 8:00 AM after 11:00 PM.
- Each unit shall be used exclusively as a one-family resident dwelling and no business or trade contrary to the Declaration of Condominium shall be permitted.
- Each unit owner shall maintain at all times in good condition and repair the interior of such units, as described in the Declaration of Condominium.
- No wires, TV antennas, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of the building except for those items or structures which form a part of the original building and their replacements.
- No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any unit or in or on any part of the common elements, as outlined in the Declaration of Condominium.
- All common stairways, walkways, driveways, and other routes or passage areas shall be kept at all times free from blockage or obstruction. Bikes and tricycles must be parked only in designated areas, and must not be stored on walkways.
- Absolutely no pets, including visitor or guest's pets.
- Visits of children eighteen years of age or younger, who are overnight guests or who are left in the care of a resident shall be limited to 14 consecutive days - a total of 21 days per year.
- No major renovations may be made to your condominium or lanai without written permission of the Board of Directors

What restrictions exist on the leasing of my unit?

- A unit may be leased only one time each year for a period of not less than five (5) months after the unit has been owned for at least one year. No sub-lease or assignment of lease will be permitted. All leases shall be subject to the approval of the Membership Committee.

When is my monthly maintenance fee to the Condominium Association for my unit due?

- Monthly maintenance fees are due on the first (1st) day of the month.

Do I have to be a member in any other association?

- No.

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

- No

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?

- No