



## **Solamar Condominium Association, Inc. Question & Answers 2024**

**Q. What are my voting rights in the Condominium Association?**

A. The owner of each unit has one vote, which may be cast in all matters which require a vote of the owners. Article II of the Bylaws of the Association describes voting rights and procedures.

**Q. What restrictions exist in the Condominium Documents concerning my rights to use my unit?**

A. Each unit is restricted to residential use. The restrictions are found in Article XII of the Declaration of Condominium.

**Q. What restrictions exist in the Condominium Documents on leasing my unit?**

A. No unit may be leased more than two times per calendar year, and the minimum lease term is 90 days. No lease may be for more than one (1) year. Prior Board approval is required. Leasing restrictions are found in Article XIII of the Declaration of Condominium. A Unit Owner whose unit is leased may not use the recreation or parking facilities during the lease term. Lessees may not bring a pet into the building.

**Q. Are there any floor installation restrictions?**

A. No. It is permitted to install any floor covering, including carpet, wood, tile, or stone (marble, etc.), as long as the proper underlayment materials (Proflex 90 or better) are installed to minimize the noise transfer between floors.

**Q. Am I required to pay rent fees for recreational or other common use?**

A. No

Q. How much are my assessments to the Condominium Association in 2024 for my unit, and when are they due?

A. Regular assessments, based on the Association's annual budget, are payable quarterly. Payment is due on the first day of January, April, July, and October. a two-bedroom unit assessment is **\$26,369** per year, and a three-bedroom unit assessment is **\$31,026** per year.

Q. Am I required to be a member of any other Association?

A. Yes, the Commons "V" Association, Inc. Solamar pays the fee.

Q. Is the Condominium Association, or the Common "V" Association, involved in any court case in which the liability exceeds \$100,000.00?

A. No

Q. Besides the Common Area Maintenance, what else does my quarterly maintenance assessment cover?

A. Until further notice, the following items are covered by your quarterly maintenance fee: Basic Cable plus Internet; Pest Control; Water, Sewer, Refuse, and three A/C maintenance services per year.

Q. What restrictions are there concerning pets?

A. No unit owner shall have more than one (1) cat OR one (1) dog, not to exceed thirty (30) pounds. Birds and fish are permitted. **Lessees, guests, or visitors may not bring a pet into the building.**

**Note:** The statements contained herein are summary in nature. Prospective purchasers should refer to all exhibits hereto, the sales contract, and the Condominium Documents for complete information.