

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET FOR
CONDOMINIUM ASSOCIATIONS

Seville Condominium 11, Inc.

As of January 1, 2025

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

A: In the condominium association, voting rights are described in Article 11 Sections 11.3 and 11.4 of the Declaration of Condominium, Article 4 Section 4.3 and 4.4 and Article 5 Sections 5.5 and 5.6 of the By-Laws of the Association and Article 4 Section 4 of the Articles of Incorporation of the Association. One vote per unit cast in person or by proxy except for the election of Directors which shall be conducted pursuant to Section 718.112 of the Florida Statutes.

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

A: Units are to be used as a single family residence, modifications and improvements are restricted, balconies and exterior stairways are to be used only for the purposes intended and not for the hanging of garments or other objects, pets are restricted. Restrictions are found in Article 14 of the Declaration of Condominium and the Association has adopted additional rules and regulations. Copies of the rules and regulations can be obtained from Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19 North, Suite 102, Clearwater, FL 33763. 727-726-8000.

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

A: Leasing of condominium units is regulated by Article 14, Section 14.5 of the Declaration of Condominium and by Article 15 of the Declaration of Condominium. No rooms may be rented except as part of the leasing of the entire apartment and no transient tenants may be accommodated. Leases are subject to prior approval except as provided by the Declaration of Condominium. No lease shall be for a period of greater than three (3) years.

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

A: The budget for the year provides for the following rate of assessments per unit type:

See budget

Assessments are due the first day of each month. Coupon books and additional information may be obtained from the association manager c/o Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19 North, Suite 102, Clearwater, FL 33763. 727-726-8000.

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: No. N/A. N/A.

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

A: No. N/A

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. N/A.

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.

