



Frequently Asked Questions and Answers Sheet

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

A: Each unit is permitted one (1) vote. Please refer to Article VI of the Declaration of Condominium and Article IV (D) of the Articles of Incorporation. A designated voter must cast the vote if there is more than one (1) co-owner, or the owner is a corporation. Designated Voting Members may vote in person or by proxy. Please refer to Article 2 of the By-Laws for more complete information.

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

A: There are various restrictions on the use of units. Please refer to Article X of the Declaration of Condominium generally. Additionally, the Board of Directors has the power to make and amend reasonable rules and regulations regarding the use of all property in the Condominium. See Article X (e) of the Declaration of Condominium, Article III of the Articles of Incorporation and Article 4 of the By-Laws.

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

A: The minimum rental/lease/use license period is one (1) year. Each unit must be rented as a whole, so leasing individual rooms is prohibited. Home sharing plans and Airbnb arrangements are prohibited. Rental leases must be in writing, signed and filed with the Management Office prior to occupancy. All leases must be approved prior to commencement.

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

A: 2023 regular assessments, representing 108th of the common expenses, are \$950.00 per unit per month, due on the first day of the month in advance and are subject to penalty on late payments. Owners are encouraged to set up automatic payment to avoid late fees. Please see Article VII of the Declaration of Condominium and Article 6 of the By-Laws of the Association for more information, including the rights and remedies available to the Association for late or non-payment.

Q: Is there a charge for processing estoppel requests, refinancing documentation, and/or lease agreements?

A: Yes, the charge is \$299 for each of these, payable by the unit owner at the time of the request. We do not complete Condo Questionnaires at the advise of our legal counsel.

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

A: No

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If yes, what is the annual cost?

A: No, but an annual electrical fee of \$175 is required for dehumidifiers and refrigerators and \$100 for garage fans used in enclosed garages or storage units.

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

Q: Where do I procure a set of the Association documents? Is there a charge?

A: An official copy of the Association's charter, By-Laws, Declaration, and all amendments can be downloaded at www.xanaducb.com at no charge or may be obtained from the Public Records of Brevard County, located in Viera, Florida with fees as normally charged by the Clerk of the Court. Paper copies can also be obtained from the Association for \$25.00 cash or check payable to Xanadu.

Note: The statements contained herein are only summary in nature. These answers should not be relied upon as being a complete statement of your rights and obligations. You should review the documentary provisions referenced and also seek independent outside advice to best protect your rights. You should review all of the subject documents with your own legal advisor.

750 N. Atlantic Ave. Cocoa Beach, FL, 32931 • Phone: (321)784-2692 • Fax: (321)784-1835 • admin@xanaducb.com