



HIDDEN DUNES COMMUNITY ASSOCIATION, INC.

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2009

FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

1. WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

All unit owners become members of the Association upon purchase of a unit in one of the condominiums managed by the Association. This membership terminates at the time that such persons no longer own a unit. Owners of each unit shall collectively be entitled to one (1) vote. Multiple owners of units must designate in writing one person as the voting owner for the unit and file such designation with the Association.

2. WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?

Each unit must be occupied only as a residence. No use or practice that is the source of annoyance to other residents is permitted. The unit must be kept in a clean and sanitary condition. No garbage is allowed to accumulate and no fire hazard is allowed to exist. No painting, decoration or other change in the appearance of any portion of the exterior of the unit building, including any balcony, porch, patio or similar facility or installation of a television antenna, whether a part of the unit or not, may be made without the prior written consent of the Board of Directors of the Association. No use may be made of the unit which increases the cost of insurance on the condominium property. No immoral, improper, offensive or unlawful use may be made of the unit. Occupants of the unit must obey the reasonable rules and regulations of the Association. The Association must be notified of transfers affecting the unit, including leases for terms exceeding one (1) month, within ten (10) days of the transfer. The Association has the right to access during reasonable hours any unit as may be necessary for maintenance, repair or replacement of any common element therein or for making emergency repairs necessary to prevent damage to the common elements or to other units.

3. WHAT RESTRICTIONS EXIST ON THE LEASING OF MY UNIT?

Only entire units may be leased. Lessees must abide by all rules, regulations and restrictions which exist for owners of units and their guests. (Grand Villa condominium is totally rental restricted)

4. HOW MUCH ARE MY ASSESSMENT TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?

Assessments for your condominium unit are levied annually and paid in quarterly installments. The assessment is due and payable on the 1st day of each calendar quarter and delinquent after the 10th day. The amount of the assessments for units in the condominiums managed by the Association varies. The amount of the assessment for your unit is \$2209.00

5. 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?

No, you do not have to be a member of any other Association.

6. AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES? IF SO, HOW MUCH AM I OBLIGATED TO PAY ANNUALLY?

No, you are not required to pay rent or fees for use of recreational or other commonly used facilities. However, the tennis center and beach service are charged on a per-use basis.

7. IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASE IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000.00? IF SO, IDENTIFY EACH SUCH CASE.

No, the Association is not involved in any such court case.