

FREQUENTLY ASKED QUESTIONS & ANSWERS

Q- What are my voting rights in the Condominium Association?

A-Each condominium unit/site is entitled to one vote at meetings of the Association.

Q- What restrictions exist in Condominium Documents on my right to use my unit?

A-Camper's Holiday is a *deed restricted community*. Use by a unit owner is limited to one-family usage and no commercial, professional, or business use is permitted. No more than four persons related by blood, marriage, or legal adoption, not more than two (2) of whom are not related by blood, may *permanently* occupy any unit/site. The Federal Housing for Older Persons Act of 1995 says that one member in the unit/site must be fifty-five (55) or older. In addition, Camper's Holiday follows the HOPA 80/20 Rule of Occupancy, which states that at least 80% of the occupied units must be occupied by at least one person fifty-five (55) years of age or older. The 20% exemption does not restrict residents who are younger than fifty-five (55) as long as they are eighteen (18) years or older. Persons seventeen (17) years of age and younger are permitted *occupancy of no more than fourteen days in any calendar year*. Camper's Holiday is classified by Hernando County as a non-conforming Travel Trailer Park. The R1-MH classification allows trailer park models as the primary residence. Additions are permitted and must be attached to the primary residence. Auxiliary structures are permitted as described in the Declaration of Condominium and Bylaws.

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

A-Unit owners are permitted to rent a unit upon the approval of the Board of Directors. Owners of more than one (1) unit are permitted to rent only two (2) units. Rentals shall not exceed six (6) months in any calendar year (365 days). The owner relinquishes all rights and privileges except voting rights when the unit/site is rented or leased.

Q-How much are my assessments by the Condominium Association and when are they due?

A-Each unit/site owner shall own an equal undivided share of the common elements and shall share common expenses and own common surplus equally. The Florida Condominium Act §(718.112 (2) (g) requires that funds for the annual budget must be paid in advance and installments scheduled *not less frequently than quarterly*. The first quarter shall be paid by January 1st, the second by April 1st, the third by July 1st, and the fourth by October 1st. The full annual amount for the fiscal year, which begins January 1st, may be paid in advance. In addition to the annual assessments, the Board of Directors has the power, if necessary, to levy special assessments against each unit/site owner to cover unanticipated expenditures incurred during the fiscal year. ANY assessments not paid when due shall bear simple interest from the due date until paid at the rate of ten percent (10%) per year. For the 2016 fiscal year, the assessment for operation is one thousand two hundred sixty-nine dollars and seventy-six cents (\$1,269.76), and for reserves it is two hundred twenty-two dollars and twenty-four cents (\$222.24), being a total of one thousand four hundred ninety-two dollars (\$1,492.00).

Q- Do I have to be a member of any other association?

A- No

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

A-Camper's Holiday owns all the land. There are no use fees for any activity, which is open to all members.

Q- Is the Condominium Association involved in any court case in which it may face liability in excess of \$100,000?

A- No