

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

MARLIN PLACE OWNERS' ASSOCIATION, INC.

2024

As of _____

Name of Condominium Association

Q: What are my voting rights in the homeowners' association?

A: Each lot owner is entitled to one vote. If a lot is owned by more than one person or is owned by a corporation a Voting Certificate must be filed with the Association Secretary authorizing a single voter for the lot.

Q: What restrictions exist in the HOA documents on my right to use my unit/home?

A: Please refer to Declaration of Covenants, and Restrictions, Article II, General Provisions, Filed with the Bay County, Fla. Clerk of Court in book 2914, page 1510 on 04/23/2007. Also, please refer to the Rules and Regulations posted on the bulletin board beside the mailboxes.

Q: What restrictions exist in the HOA document on the leasing of my unit/home?

A: Pursuant to Declaration of Covenants and Restrictions, Article II, General Provisions, filed with the Bay County, Fla. Clerk of Court in book 2914, page 1510 on 04/23/2007, homes may not be used for commercial purposes. Please consult Bay County Short Term Rental department for property permitting and licenses.

Q: How much are my assessments to the homeowners' association for my lot type and when are they due.

A: Assessments are mandatory and due on the first day of each quarter at a rate of \$600.00. They are late on the second day and maximum lawful interest is applied on the 30th day.

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, there is no Master association.

Q: 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?

A: No, there is no such requirement. The common use facilities are included in the quarterly assessment.

Q: Is the homeowners' 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.

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 RECORDED HOA DOCUMENTS ON FILE WITH COUNTY CLERK OF COURT.