



Vizcaya of Bradenton Condominium Association, Inc.

6101 34th St. West, Bldg. 34, Bradenton, FL 34210
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FREQUENTLY ASKED QUESTIONS AND ANSWERS

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

A: Each unit has one vote. If more than one person owns the Unit, the owners must designate one person as the voter for that Unit. A Designated Voter form is provided for that purpose. See Section 4.1 of the Bylaws.

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

A: Single family residential use only. No more than four (4) persons permitted in two-bedroom units and no more than six (6) persons in three-bedroom units. Guest restrictions apply. Types/numbers of pets restricted. Pets cannot be a nuisance and must be on a leash if outside of the unit. No nuisances, immoral or illegal uses, fire or safety hazard or other uses which may affect property insurance. Flooring materials on second floor units restricted. No hanging or drying of items on exterior walls or balconies. Signs, advertising and notices are restricted. Parking/number of vehicles restricted; commercial vehicles and trucks are not permitted. Unit owners must have current homeowner insurance. Unit maintenance required. Owners responsible for any damages they have caused to other units or to the Common or Limited Common elements. See Articles 5-10 of the Declaration of Condominium and the Rules and Regulations for these and other restrictions and responsibilities.

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

A: Leases for less than twelve (12) consecutive months prohibited. No subletting. Unit Owner must have a lease rider with proof of liability and casualty insurance; tenant must have tenant insurance. Tenant must post an amount equal to one month's rent to be held by the Association in escrow for the duration of the lease. See Articles VIII and IX of the Declaration.

Q: How is the Association Managed?

A: Castle Group Management. provides a Community Association Manager and a full-time Assistant. Also, two to three full-time maintenance workers perform Association-related routine and preventative maintenance work not contracted by outside vendors. The Association is governed by a seven-member Board of Directors elected by unit owners.

Q: How much are my Condominium Assessments for my unit type and when are they due?

A: The 2020 annual assessment is \$6,968.00 payable in equal quarterly installments of \$1,742.00 due on January 1, April 1, July 1, and October 1. Late fees will be assessed after the 10th of the month due.

Q: Do I have to be 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.

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

A: No.

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.

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.