

# THE INLETS

200 Inlets Blvd. - Nokomis FL 34275

## FREQUENTLY ASKED QUESTIONS AND ANSWERS

### **What are my voting rights in the condominium association?**

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner. In the event of a joint ownership of a condominium unit, the vote to which that unit is entitled shall be exercised by one of such joint owners by written agreement of the remainder of the joint owners. A voting certificate must be filed with the Association that indicates which one person, among several owners (or on behalf of the corporation or trust), is authorized to cast a vote for the unit. Please refer to (1) Article X of the Declaration of Condominium, (2) Article V of the Articles of Incorporation and (3) Section II of the Bylaws.

### **What restrictions exist in the condominium documents on my right to use my unit?**

1. Unit owners must comply with all rules & regulations promulgated by the Association.
2. Unit owners may not modify or change the appearance or design of the exterior of any improvements without the approval of the Architectural Review Committee.
3. Unit owners may not modify or alter the lawn's landscaping or landscaped areas within unit boundaries without the approval of the Landscape Review Committee.
4. Units must only be used as a single-family residence.
5. No offensive activity or condition is permitted.
6. Only 2 pets are permitted, neither of which is to exceed 40 pounds adult weight.
7. No trailers, campers, boats, pickup trucks without matching "Cap" or rigid "tonneau" covers, motorbikes, or motorcycles shall be kept or parked overnight on the common elements or units' driveway. Please refer to Article XIII of the *Declaration of Condominium* and to VII of the current *Rules & Regulations* promulgated by the Association.

### **What restrictions exist in the condominium documents on the leasing of my unit?**

Units may not be leased without prior written approval of the Board of Directors of the Association. Lessees are required to comply with the Declaration of Condominium and with all promulgated rules & regulations. The Association has the right to purchase or lease any unit upon the same terms and conditions as are offered by the unit owner to any third person. Please refer to *Article XIII of the Declaration of Condominium*.

### **How much are my assessments to the Condominium Association for my unit type and when are they due?**

Assessments are due on the first day of each month. Assessments and installments thereof not paid when due bear interest at the rate of 18% per annum. Please refer to Article XII of the *Declaration of Condominium*. Following is a summary of the current assessments for the various units located within the Inlets project:

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<u>Unit Section</u>	<u>Assessment (2024)</u>		
Inlets Carriage Homes A	\$560	Inlets Carriage Homes D	\$560
Section 01	\$652	Section 02	\$652
Section 03	\$652	Section 04	\$652
Section 05	\$652	Section 06	\$652
Section 07	\$652	Section 08	\$652
Section 09	\$652		

**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?**

Yes. All unit owners are members of the *Inlets Common Facilities Corporation*, a non-profit corporation, organized for the purpose of owning, operating, managing, and maintaining certain areas that are common to the Inlets project. Please see *Article IX of the Declaration of Condominium*. Each unit of the *Inlets Common Facilities Corporation* is entitled to one vote for each condominium unit owned by such member. In the event of multiple ownership of a unit, the vote attributable to such unit may be cast by only one of such owners or by an agent or proxy selected, in writing, by such multiple owners. A voting certificate must be filed with the Association that indicates which one person is authorized to cast a vote for that unit. Please refer to *Article V of the Articles of Incorporation of The Inlets Common Facilities Corporation, Inc.*

The monthly assessment payable to the *Inlets Common Facilities Corporation* is included in the monthly assessment paid by unit owners to the *Condominium Association* as set forth above.

**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

**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 case.**

No

**NOTE: THE STATEMENT CONTAINED HEREIN IS ONLY SUMMARY IN NATURE.  
A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS  
HERETO, THE SALES CONTRACT & CONDOMINIUM DOCUMENTS.**

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