

Evanton Bay Townhome Condominium Association, Inc

4746 S. Ocean Blvd.

Highland Beach, FL 33487

561-392-4972 phone/fax

Frequently Asked Questions and Answers Sheet - As of January 2021

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

A. The owner/owners, collectively, of the fee simple title of record to each townhome shall be entitled to one (1) vote per townhome.

Q. What restrictions exist in the condominium document on my rights to use the unit?

A. There are restrictions on use of units in the condominium. For example, units may only be used for single-family residences. A unit owner may not permit or suffer anything to be done or kept in his or her unit which will increase insurance rates on the unit or common elements. No unit owner shall permit any flammable materials in the garage or loft area. A unit owner may not place any tile or floor covering other than carpeting without the proper written approval of the Board. A unit owner may not display any sign, advertisement or notice of any type on the common elements or in or upon his or her unit so as to be visible from the common elements, any other portion of the Boca Highland development, or any public way, and shall erect no exterior antennae or aerials upon the unit or the common elements. All draperies, curtains, shades and other window or door coverings installed within a unit which are visible from the exterior of the unit of the common elements shall have a white backing unless otherwise approved by the Board. A unit owner shall not keep any pet in his or her unit without the prior written permission of the Board, and in no event may a unit owner keep any pet in his or her unit which weigh more than twenty (20) pounds at majority, or exhibits behavior reasonable objectionable to neighbors. Unit owners shall be limited to one (1) pet per unit. Approved pets shall be limited to dogs and cats and must be registered with the Board, including, verification of all required vaccinations and registrations. Pet owners are required to pick up after their pets and dispose of all pet waste in the designated garbage containers or garbage chute whether on Condominium or Boca Highland Center property. Parking shall only be permitted in the garages and unit parking spaces (as designated in the Declaration) and any designated guest spaces. All unit owners and any tenants or other occupants of a unit will be limited to a maximum of two (2) vehicles, one (1) of which is to be kept in the garage of the unit. In the event a unit owner has temporary guests and needs an additional parking space, that unit owner may contact another unit owner for permission to temporarily use that unit owner's space before doing so, but the other Townhome Owner will be under no obligation to permit such use. Any vehicles parked in an unauthorized location may be towed at the unit owner's expense, without warning or notice. The unit owners, their tenants, and other occupants of the units shall not park and/or store trucks, buses, campers, mobile homes, motor homes, motorcycles, motor scooters, mopeds, golf carts, off-road vehicles, inoperable vehicles, boat, vans, recreational vehicles, and/or trailers of any kind in any of the unit parking spaces or on any other portion of the Condominium, except within their respective garages. No truck or commercial vehicle shall be permitted to park in the unit parking spaces, or any designated guest spaces, or any other portion of the Common Elements, in connection with the delivery of goods or furnishing of services to a unit owner. In such event, the truck or commercial vehicle shall park in the unit owner's parking space only (or any designated guest spaces) and only during the hours of 8:00am – 5:00pm Monday – Saturday (excluding holidays). In no event may a truck or commercial vehicle be permitted to park in any other portion of the Common Elements. No vehicle or other possessions belonging to a unit owner or family member, guest, tenant or employee of a unit owner shall be positioned in such a manner as to impede or prevent ready access to another unit owner's designated garage. No clotheslines or other similar devices shall be allowed on any portion of the condominium property.

The details of such restrictions are more particularly set forth in Article XIII of the Declaration of Condominium, as recorded in Official Records Book 3694, Page 666 of the Public Records of Palm Beach County, Florida, as amended ("Declaration").

Q. What restrictions exist in the condominium document on the leasing of my unit?

A. New Townhomes owner shall be prohibited from entering into a lease for his or her townhomes for a period of one year commencing upon the date upon which the Townhome Owner takes title to the Townhome. Any lease of a Townhome is subject to the approval of the Board. Personal appearance before the Board may be required. Townhomes may only be leased to individuals and not to corporations, limited liability companies, partnerships and/or other business entities. No lease may be for less than four months or more than twelve months. There can be no more than one lease of a Townhome commenced during any calendar year. The owner or tenant shall be required to deposit an amount to be determined by the Board not to exceed one month's rent as a security deposit. No portion of a unit may be rented (other than the entire unit). The details of such restrictions are more particularly described in Article XV of the Declaration, as amended.

Q. How much are my assessments to the condominium association for my unit type and when are they due?

A. Currently, maintenance assessments are due quarterly, on the 1st day of the quarter. Presently the quarterly amount is \$3,142.33 the three bedroom unit and \$3,685.45 for the four bedroom unit. A late fee of \$100.00 is incurred after the 16th of the quarter.

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 and how much are any assessments?

A. Yes, Boca Highland Beach Club & Marina, Inc., 4801 S. Ocean Blvd. Highland Beach, FL 33487 561-391-2461, Please contact the Center Office for any further questions.

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. Yes, you will receive a separate bill from Boca Highland Beach Club & Marina 4801 S. Ocean Blvd. Highland Beach, FL 33487 561-391-2461 phone/ 561-416-2134 fax

Q. Is the Condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A. NO

Note: THE STATEMENTS CONTAINED HERE IN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.