

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Milano Luxury COA

As of Dec 2024

Name of Condominium Association _____

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

A: REFER TO THE BY-Laws Article II, Sec. 5
5.2 VOTING: EACH UNIT OWNER SHALL BE A MEMBER OF THE ASSOCIATION. EACH UNIT SHALL BE ENTITLED TO ONE VOTE TO BE CASE BY ITS OWNERS IN ACCORDANCE WITH THE PROVISIONS OF THE BY-LAWS AND ARTICLES OF INCORPORATION OF THE ASSOCIATION. THE TOTAL NUMBER OF VOTES SHALL AT ALL TIMES BE EQUAL TO THE NUMBER OF UNITS SUBMITTED TO THE CONDO FORM OF OWNERSHIP UNDER THIS DECLARATION.

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

A: INSURANCE RATES ON UNIT OR THE COMMON ELEMENTS OR WHICH WILL OBSTRUCT OR INTERFERE WITH THE RIGHTS OF OTHER MEMEBERS OR ANNOY THEM WITH UNREASONABLE NOICES OR OTHERWISE,. MAKE NO ALTERATION, DECOARATION, REPAIR, REPLACEMENT OR CHANGE OF THE COMMON ELEMENTS OR TO ANY OUTSIDE OR EXTERIOR PORTION OF THE BUILDING WITHOUT THE PRIOR WRITTEN CONSENT OF THE ASSOCIATION.

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

A: CONVEYANCE FROM ANY PARTY EXCEPT THE DEVELOPER SHALL NOTIFY THE ASSOCIATION...
19.2 LEASES: NO UNIT OWNER MAY LEASE OR RENT HIS UNIT IF DELIQUENT IN THE PAYMENT OF ANY ASSESSMENT. IF ALL ASSESSMENTS ARE PAID UP TO DATE, A UNIT OWNER MAY RENT OR LEASE SUCH UNIT. TENANT OF THE UNIT SHALL HAVE ALL OF THE USE RIGTHTS IN THE ASSOCIATION PERPPERTY AND COMMON ELEMENTS OTHERWISE READILY AVAILABLE FOR USE GENERALLY BY UNIT OWNERS CONTINUING LIABILITY, NO SEVERANCE OF OWNERSHIHP

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

A: See last page.
Assessments are due monthly on the 1st of the month.

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: Yes, Villages of Palm Beach Lakes POA
3199 Cumberland Dr
West Palm Beach FL 33409

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

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: Contact the association attorney, Evan Bachove, ESQ @ Fields & Bachove, PLLC
Ph# 561-625-1200
Email: evan@fbhoalaw.com

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

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.

Milano Luxury Condo

2025 Fees-Due Monthly

Monthly Dues

A	\$	448.27
B1	\$	445.72
B2	\$	451.47
C1	\$	577.90
C2	\$	583.65
C ALT 1	\$	577.90
C ALT 2	\$	583.65
D1	\$	680.71
D2	\$	686.46
E	\$	782.24
F1	\$	683.27
F2	\$	694.76
G	\$	844.19