

Whitehall Condominiums of the Villages of Palm Beach Lakes
Association, Inc.
2771 Village Blvd.
West Palm Beach, Florida 33409
Phone: 561-478-3958 Fax: 561-684-0540

Frequently Asked Questions and Answers Sheet

DBPR Form CO 6000-4,61B-17.001, F.A.C. Effective 10/01/24

Q. What are my Voting Rights in the Condominium Association?

A. Article IX: Voting Rights of Unit Owners:

The owner or owners, collectively, of the fee simple title of record of each Unit shall be entitled to one vote per Unit in the Association as to the matters on which a vote by Unit Owners is taken as provided under the Condominium Documents and the Act.

Q. What restrictions exist in the Condominium Documents on my rights to use my Unit?

A. Article XII: Occupancy and Use Restrictions

- A.** The Unit shall be used for single-family residence only
- B.** No show of sign, advertisement or notice of any type on the common elements.
- C.** Owner shall not commit or permit any nuisance, immoral or illegal act in his/her Unit or other portions of the Condominium property.
- D.** No pets allowed.
- E.** No Owner shall enclose his/her balconies with temporary or permanent shutter, glass, wall or other material without the prior written consent of the Association.
- F.** Trucks or pickups of any size, trailers, campers, motorcycles, boats, moped, motorized cycles and off-road vehicles are not allowed the premises regardless of whether the person is a resident or a guest.

Q. What Restrictions exist in the Condominium Documents on the Leasing of my Unit?

A. Article XIV.A: Sales, Leases, Mortgages and Conveyances

No Apartment Owner may dispose of an Apartment or any interest therein by sale or lease without approval of the Board on behalf of the Association, said approval of the Association shall be obtained in the manner provided in the Declaration. No Apartment may be leased more than once in a twelve-month period. No Apartment may be leased for less than four months. A minimum 650-credit score is required for purchase or lease of any unit.

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

A. As of January 01, 2025, Unit Owners Annual Assessment, Monthly Installments are due on the first day of each month. Ranging \$669.17 to \$677.38. See attached list for each condo monthly assessment amount.

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, the Villages of Palm Beach Lakes Property Owners Association. A representative is chosen to represent Whitehall for voting. The Assessment is included in your Monthly Installment.

Q. Am 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. Recreational fees are billed to the Whitehall Association and are paid directly to the Villages of Palm Beach Lakes Property Owner's Association. The estimated cost for 2025, is \$ 157,228.00 or \$ 327.55 per unit annually.

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. Yes; Case No: 50-2020-CA-009086-AISG American Integrated Security Group, INC. V. Whitehall Condominiums of the Villages of Palm Beach Lakes Association, INC.

B. Case No: 50-2023-CA-014086-AK....Dana Quamina, personal representative of the Estate of Carmen Louis, deceased, and Michael Bullen, a surviving spouse of decedent and individually, v. Whitehall Condominiums of the Villages of Palm Beach Lakes Association, Inc., et al.

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.

Revised 01/01/2025

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561-478-3958

Building #	2025 Approved Amount
1	\$ 675.37
2	\$ 676.56
3	\$ 677.03
4	\$ 676.91
5	\$ 677.33
6	\$ 676.83
7	\$ 677.38
8	\$ 671.48
9	\$ 669.77
10	\$ 669.62
11	\$ 671.35
12	\$ 669.40
13	\$ 669.91
14	\$ 669.72
15	\$ 669.80
16	\$ 670.61
17	\$ 669.29
18	\$ 669.54
19	\$ 669.17
20	\$ 672.68