

DeSoto Condominium Association, Inc.

c/o Dragon Property Management

PO Box 542876

Merritt Island, FL 32954-2876

Office: 321-338-2588 Fax: 321-574-4155

Website: www.dragonpm.com

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET 2026

PHYSICAL ADDRESS:

110 DeSoto Parkway
Satellite Beach, FL 32937

NUMBER OF BUILDINGS:

4 buildings (2 bedroom units)

NUMBER OF UNITS:

18

DATE ASSOCIATION WAS FORMED:

1972

MAINTENANCE FEES for 2016:

2 Bedroom Units: \$637.50 per month

LATE FEES:

Assessments and payments thereof which are not paid when due shall bear interest, from 10 days after due until paid (which is the first of the month), at the rate of eight percent (18%) per annum plus a \$25 late fee.

AMENITIES:

Swimming Pool

VOTING RIGHTS:

One vote per condominium unit owned as provided in Article II of the Bylaws.

Amendments to the Declaration must be approved by fifty-one (51) percent of the unit owners. Amendments to the Articles must be approved by fifty-one (51) percent of unit owners and Amendments to the Bylaws must be approved by fifty-one (51) percent of the members or a majority of those present at a meeting where a quorum of owners are in attendance

BOARD MEMBERS:

Executive Board consists of no more than 5 Directors. At least four (4) Board meetings shall be held during each fiscal year.

LEASING RESTRICTIONS:

Minimum twelve (12) months lease, per Article 15 of the Declaration of Condominiums which further states that a copy of said lease must be presented within 10 days of its execution. **Only four (4) units are allowed to be rented in the community at one time.**

INSURANCE AGENCY/AGENT:

Assured Partners, Josh Ranew
321-722-2338

UTILITIES PAID BY ASSOCIATION:

Water, Sewer, Basic Cable, Trash Removal, Outdoor Electricity.

PET RESTRICTION:

Two dogs or cats, not exceeding 50 total pounds. No snakes or reptiles allowed. Small birds may be kept if not a nuisance. Pets must be leashed at all times while on Association property and pets are not permitted in the pool, tennis courts, recreation areas or in the open grassy common areas between the buildings, per Article 12, Use Restrictions, in the Declaration of Condominiums. Pets must be walked ONLY on the perimeter of the complex and no pets shall be left unattended on porches or on common property.

OTHER RESTRICTIONS:

No signs of any type shall be shown on the common property or any unit. Parking is limited to automobiles in operating condition. Motorcycles, trailers, boats and commercial vehicles are prohibited without Board approval.

HURRICANE SHUTTER SPECIFICATIONS: Shutters must conform with those presently being used and MUST be approved in advance by the Board of Directors

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