

Hidden Harbor Owners' Association, Inc.

c/o Dragon Property Management

PO Box 542876

Merritt Island, FL 32954-2876

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www.dragonpm.com

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

<u>PHYSICAL ADDRESS:</u>	5801 N. Atlantic Ave. Cape Canaveral, FL 32920
<u>NUMBER OF BUILDINGS:</u>	7 buildings (2 and 3-bedroom units)
<u>NUMBER OF UNITS:</u>	84
<u>DATE ASSOCIATION WAS FORMED:</u>	August 24, 1976
<u>MAINTENANCE FEES for 2014:</u>	2 Bedroom Units: \$381.00 per month (1.135%) 3 Bedroom Units: \$430.00 per month (1.279%)

LATE FEES: Assessments unpaid for over thirty (30) days after due date shall bear interest at the rate of eighteen percent (18%) per annum until paid (per Declaration of Condominiums. Article 6 of the Bylaws, Fiscal Mgmt, Paragraph C(2) states "Any assessment payment not made within ten (10) days after it is due shall be delinquent and in default. Paragraph C(6) states "Assessments and payments thereof which are not paid when due shall bear interest, from 10 days after due until paid, at the rate of eighteen percent (18%) per annum. Plus a \$25.00 late fee.

AMENITIES: Clubhouse, Swimming Pool, 2 Tennis Courts, 7.1 acres with 151 parking spaces.

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

Mandatory Membership in Association. No Master Association

Amendments to the Declaration must be approved by fifty-six (56) unit owners.
Amendments to the Articles must be approved by sixty-three (63) of unit owners (75%)
and Amendments to the Bylaws must be approved by 2/3rd 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 9 Directors
At least four (4) Board meetings shall be held during each fiscal year.

LEASING RESTRICTIONS: Minimum three (3) 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.

INSURANCE AGENCY/AGENT: Statewide Insurance, Dave Siperek 772- 567-1700 (X1111) Online:www.statewide.com

UTILITIES PAID BY ASSOCIATION: Water, Sewer, Cable, Trash Removal, Outdoor Electricity.

PET RESTRICTION: One dog or one cat, not exceeding 20 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: Shutter specifications were approved by Resolution dated April 1992. The only type of shutters allowed will be PVC Rolldown, Track Bronze, Color Beige, and of non-rusting materials.

The **ANNUAL MEMBERS' MEETING** shall be held at 6:00 P.M. on the fourth Wednesday in January. (Article 3 of the Bylaws)

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.