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Andover at Wycliffe Condominium Association, Inc. Frequently Asked Questions and Answers Sheet as of February 21, 2022

These answers to frequently asked questions are provided under § 718.504(2), FLA. STAT., & F.A.C. 61B-23.002(7)(a), after review by Association Counsel, and are summary in nature. However, you should familiarize yourself and find additional detail in your sales contract, the Florida Condominium Act, the Association's Governing Documents (<https://www.grsmgt.com/association/andover-at-wycliffe/>) and all references or exhibits thereto.

- Q: What are my voting rights in the condominium association?** A: If a Condominium Unit is owned by more than one Owner, co-partners or a corporation, there shall nevertheless be only one membership assigned to such Unit, and the vote for such membership shall be cast by the person designated in a Voting Certificate signed by all of the Owners (or the proper corporate officer) of said Unit, filed with the Secretary of the Association. In the absence of such a writing, such vote shall not be counted except that a Voting Certificate shall not be required when a Unit is owned by a married couple only.
- Q: What restrictions exist in the condominium documents on my right to use my unit?** A: Up to 2 pets (dogs or other domestic animals - no poultry, reptiles, or livestock) may be kept in a Unit; no garbage, debris, pots, plants, or other objects may be kept on balcony/terrace ledges; no throwing objects or shaking dirt from balconies; no cooking on balconies or terraces; bicycles must be stored inside Unit or designated spaces; no commercial use of any Units; no window air conditioning units; no nuisances or loud noises. Additional restrictions are discussed in the Andover Rules and Regulations and the Wycliffe Rules and Regulations (<https://www.grsmgt.com/association/andover-at-wycliffe/rules-and-regulations/>).
- Q: What restrictions exist in the condominium document on the leasing of my unit?** A: No Unit Owner may transfer possession or otherwise dispose of a Unit or any interest therein by lease without Association's prior written approval except to another Unit Owner, except as provided herein. No portion of a Unit (other than an entire Unit) may be rented. Approval shall not be unreasonably withheld. Approval or dis-approval shall be given by the Board within 30 days from receipt of all information requested by the Board in connection with the proposed lease. The Board may require that a substantially uniform form of lease be used. No lease may be made for less than a 3-month period. No Unit may be leased more than twice during any 12-month period. All leases shall provide or be deemed to provide that the Association may terminate the lease upon default by the tenant in observing any of the Association's Governing Documents, applicable rules and regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium. The Unit Owners and tenants are jointly and severally liable to the Association for any amount required by the Association to effect repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?** A: Assessments are due on the 1st day of each calendar quarter (January 1, April 1, July 1, and October 1). For 2022, quarterly assessments are \$1,432.00 per Unit.
- Q: Do I have to be a member in any other association?** A: Yes, Wycliffe Golf and Country Club Homeowners' Association, Inc. (<https://www.wycliffecc.com>).
- 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, information about recreational fees is located at Wycliffe Golf and Country Club Homeowners' Association, Inc. (<https://www.wycliffecc.com>).
- 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?** A: No.