

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Cove at Briar Bay

As of January 2026

Name of Condominium Association

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

A:

BYLAWS - SECTION 2-1

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

A:

DECLARATION - SECTION 13-1

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

A:

DECLARATION - SECTION 14

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

A:

\$361.00 - MONTHLY HOA DUES  
\$312.00 - QUARTERLY SPECIAL ASSESSMENT

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:

BRIAR BAY MASTER - 561-686-3600

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:

NO

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.**