

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

DBPR Form CO 6000-4
Effective: 12/23/02

Name of Condominium Association: Hidden Cove of Davie Condominium Association, Inc.

As of: 01/01/2026

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

A: Each unit is entitled to one full, indivisible vote. When a unit is owned by more than one person, a corporation, partnership, trust, or another entity, a voting certificate may be required in accordance with the Bylaws to designate the individual authorized to cast the unit's vote. The condominium contains 46 units.

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

A: Each unit is restricted to single-family residential use and may not be used in a manner that creates a nuisance, unreasonable noise, annoyance, or violation of applicable law. Business or professional activities are prohibited. Pets are subject to Association restrictions, including a prohibition on dogs exceeding 30 pounds. Leasing requires Association approval. Structural changes, exterior alterations, roof replacements, landscaping changes, satellite dishes, and certain other installations require prior Association approval. Parking and vehicle use are also subject to the Association's restrictions.

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

A: Leasing is permitted only with prior written approval from the Association. The owner must provide at least 15 days' written notice, a completed application, a copy of the proposed lease, and any required application fee. The Association may approve or disapprove the proposed tenant based on the criteria stated in the Declaration. Any lease entered into without the required approval is voidable unless subsequently approved by the Association. Judicial sales are exempt from these requirements.

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

A: The regular monthly assessment is \$457.43 per unit and is due on the first day of each month.

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: No.

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.