

Ramsgate Harbour Owners Association, Inc.
23011 Front Beach, FL 32413
Frequently Asked Questions and Answers
As of January 01, 2017

- Q. What are my voting rights in the Condominium Association?
- A. Voting rights are addressed in by-laws 9, 10 and 11 of the Association. Essentially, there is one (1) vote for each unit. If a unit is owned by more than one (1) person (or entity) a voting certificate naming a voting representative must be filed with the Secretary of the Association. The certificate is good until revoked; a vote cast for the unit by any person other than the certified voter is invalid.
- Q. What restrictions exist on my right to use my unit?
- A. Use restrictions are set out in Paragraph 9 of the Declaration of Condominium. Additionally, there are rules and regulations governing persons on condominium property; copies are available from the Association Secretary. Essentially, you may only use your unit as a single-family dwelling. You are restricted from conducting hazardous activities in the unit, from maintaining a nuisance or committing illegal or immoral acts in the unit.
- Q. What restrictions exist on leasing my unit?
- A. There are no restrictions on leasing your unit. The only requirement is that you must lease the entire unit; you cannot reserve a portion of you unit for personal use while leasing the remainder of the unit.
- Q. How much are my assessments to the condominium association for my unit type and when are they due?
- A. Every unit is assessed quarterly for regular assessments. All assessments are in advance. The assessment dates are January 1st, April 1st, July 1st and October 1st of each year. The current levels of quarterly assessments are as follows:
First, second and third quarters are \$2290.15 per quarter
Fourth quarter is \$1602.82
- Q. Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in that association?
- A. No. The only association to which you have to be a member is the Ramsgate Harbour Owners Association, Inc. Membership is automatically established when you take title to your unit.
- 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. As an owner at Ramsgate Harbour you are automatically entitled to use the common elements of the condominium. The cost of using the common elements is reflected in the level of your quarterly assessments.
- Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.
- A. The Association is not now a defendant in any litigation, and no potential actions are known.