

FREQUENTLY ASKED QUESTIONS & ANSWER SHEET REV 1-23

Three Fountains of Viera Condominium Association, Inc.
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Q: What are my voting rights in the condominium association?
A: There shall be only one vote for each unit. (Owners only)

Q: What restrictions exist in the condominium documents on the right to use my unit?
A: Leases are not subject to association approval. However, no lease shall be for less than two (2) consecutive months and no unit may be leased more than twice in any twelve (12) month period. Absolutely no Airbnb or similar type rentals.

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

<u>TYPE</u>	<u>NOW 2022</u>	<u>NEW 2023</u>
C	\$445.68	\$481.33
B	\$471.44	\$509.16
A	\$526.67	\$568.80
D	\$419.91	\$453.51
E	\$335.33	\$362.15
F	\$305.01	\$329.41
G	\$300.18	\$324.20
H	\$228.19	\$246.45
I	\$223.64	\$241.54
J	\$217.58	\$234.99

A: Assessments are due monthly on the first day of the month. For 2023 the assessment amount varies per month per unit and is listed above.. Water is not included in the assessments and usages are electronically collected monthly and is billed to the owner.

Q: Do I have to be a member of another 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: Yes, the Master Association is Central Viera Community Association, Inc. Three Fountains of Viera is the voting member of this association. Assessments of \$5,208.13 for the Master Association are currently paid monthly by the association and included in the owners' assessments.

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 fees for land use.
There is no charge for owners and bonafide renters to use by advanced booking of the recreational facilities: CyberCafe, Gazebo & Clubhouse for a deposit of \$250.00 and a cleaning fee of \$150.00.

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: When is the Association office open?

A: The office is open from 9:00am to 4:00pm Monday – Friday. Appointments are required for new residents registration. For any true emergency matters after hours, call 866-425-2489. Please note non-emergency calls will be assessed a fee.

Q: How does valet trash work?

A: Each unit has been given a convenient standard kitchen-size trash can and is to be set outside the door Sunday, Monday, Wednesday & Friday evenings between 5pm –7pm (collection begins at 7pm). Trash cans are not to be left outside overnight. Any household garbage in excess of the two 13 gallon bags must be brought to the compactor. All recycling refuse (glass, plastic, tin) cannot be left in the bins, but must be brought down to the green recycling pails located next to the compactor. Absolutely no hazardous material, furniture, appliances, construction material and the like are allowed in the compactor or recycling bins. This is especially emphasized to residents moving out. Surveillance cameras are operational 24 hours, and violators (owners) could be charged for cleanup. The office can supply contact numbers for junk haulers or donation pick-up services.

Q: How do I get a copy of the Condominium Documents?

A: The association shall maintain an adequate number of copies of the declaration, articles of incorporation, bylaws, and rules, and all amendments to each of the foregoing, as well as the question and answer sheet as described in s. 718.504 and year-end financial information required under this section, on the condominium property to ensure their availability to unit owners and prospective purchasers, and may charge its actual costs for preparing and furnishing these documents to those requesting the documents. Or at <https://threefountainsviera.com/our-community/>

Q: How can I get financial documents?

A: Annual audited financial statements and budget can be requested by the unit owner.

Q: I have questions on my assessments and/or water bills?

A: Contact the association. Water bills are sent monthly to the unit owners. The unit owner is responsible to ensure payment as we cannot collect from any renter if there is one.

Q: Does the association charge a fee to complete Estoppels?

A: Yes, \$299 per request made payable to Three Fountains of Viera Condominium Association with a turn around time within 10 business days; rush Estoppels are \$418 per request with a turn around time of 3 business days.

Q: Is there a moving van size restriction?

A: Yes, maximum is 35ft in length and strictly enforced.

Q: What is the association pet policy?

A: Limited to one pet for 1 bedroom units and two pets for 2/3 bedroom units. Weight restriction is 35 pounds. There is also a list of restricted breeds not allowed in the community.

Q: Does the association have a Fine Committee:

A: Yes

Q: What is the process to renovate the units?

A: All proposed work must be submitted in writing to the association prior to any work commencement. All necessary and mandatory Brevard County building permits must be obtained by a Certified General or Building Contractor where such permitting is required. Condominiums are commercial properties in Brevard county.

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

Updated 1/12/23