

**TREETOP VILLAGE CONDOMINIUM ASSOCIATION-FREQUENTLY ASKED QUESTIONS AND ANSWERS (February 15, 2024)**

**Q. What are my voting rights in the condominium association?**

**A. One vote per unit. If there is more than one owner in the title, only one owner can cast a vote for the unit.**

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

**A. All units are designated for single-family use.**

**Q. What restrictions exist in the condominium documents on the leasing of my unit?**

**A. Leasing is restricted to two (2) tenancies in any twelve (12) month period with a minimum tenancy of ninety (90) days. Leases need to be forwarded to and approved by the Board of Directors at least 14 days prior to leasing.**

**Q. How much are my monthly assessments to the condominium association for my unit and when are they due?**

**A. Mandatory monthly dues are \$630.00, as of January 1, 2024, and are due on the 1st of each month. Late fees and interest, as per our condominium documents, will be assessed if not received by the 10th of each month.**

**Q. Does the association have a Management Company?**

**A. Currently, "Advanced Property Management", Rockledge, FL is the property management company.**

**Q. What common facilities are part of the community and is there any additional fee for use?**

**A. Treetop has a community pool for use by owners, tenants and accompanied guests. Owners are required to accompany guests unless guests are staying overnight. Treetop also has a boat/RV area with limited storage availability. All vehicles, boats, trailers and RV's must have current registration tags and be registered with the board. There are no extra costs to use these common facilities. One storage item per unit.**

**Q. Is Treetop Village an age restricted community?**

**A. There are no age restrictions to live in our community.**

**Q. What parking accommodations are available in Treetop Village?**

**A. There are open-parking spots designated for each unit. Guests have ample parking spaces available for their use when visiting. There are rules and regulations for the use and parking of golf carts, RV's, trailers and boats.**

**Q. Are pets allowed?**

**A. Yes. Two (2) domestic pets per unit with no weight restrictions. Certain rules and regulations must be followed.**

**Q. Are there specific rules and regulations that need to be followed at Treetop Village?**

**A. Treetop has a Declaration of Condominium, By-Laws, and Rules and Regulations that must be followed and we also comply with the "Florida Statute for Condominium" laws. Copies of these and other documents and information can be found on our website: [www.treetopvillagecondo.com](http://www.treetopvillagecondo.com). Owners have access to a "Member's Only" section of the website which is password restricted.**

**Q. What are the rules for unit alterations?**

**A. Any alteration in the structure of the interior unit, any changes to the existing design in plumbing or electric, and/or any requested changes to any common area need prior approval from the Board of Directors and may also require a general membership vote. Alterations may also require a permit from the Brevard Planning & Development Department.**

**Q. What are the utility companies at Treetop and the owner's responsibilities?**

**A. Florida Power and Light and South Brevard Water Co-op are our main utilities. Electric, water and TV/Internet are the homeowner's responsibility. We own a Wastewater Treatment Facility which is paid for out of our monthly dues.**

**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**