



## FREQUENTLY ASKED QUESTIONS

Updated: 01.01.2024

1. The condominium documents provide that the owners of condominium units should be entitled to a vote in the affairs of the Association equal to one vote for each unit owned. Proxy votes may not be used in electing directors.
2. The restrictions on use of a unit are for the most part specified in Article XI and Exhibit G (Rules and Regulations) of the Declaration of Condominium. Some key restrictions provide that:
  - A. Dogs or other pets are NOT allowed in units.
  - B. In owner's absence an apartment may not be used for a period in excess of two weeks. Only two such uses are allowed during a year with a waiting period or interval between such use of at least eight weeks. Any time beyond that must be treated as a lease. This restriction does not apply to members of the immediate family, which are defined as owners' parents, siblings, sons and daughters. The immediate family member may be accompanied by their respective spouses and children.
  - C. No residential unit shall be occupied by more than four residents, excluding overnight guests except for three or more-bedroom apartment units which shall not be occupied by more than five residents excluding overnight guests. All overnight guests must be registered with the office and should not exceed five persons, children included.
  - D. Owners must notify the Manager when they are expecting overnight guests and must provide the manager with full information as to names and dates of arrival and departure. If guests (including members of his/her family) are to occupy an owner's apartment during the owner's absence, the Manager must be advised in writing, using the "Guest Occupancy" form, at least one week in advance of the intended arrival. The owner shall also be responsible for providing the guests with keys to said apartment. Guests may NOT bring pets. Guests occupying an absentee-owner's apartment DO NOT HAVE THE PRIVILEGE TO INVITE OTHER OVERNIGHT GUESTS. NON-REGISTERED GUESTS may be turned away if the owner is absent from this facility and proper notification has not been provided.

3. No sales or leases are to be conducted without prior specific approval of the Board of Directors, and no occupancy in advance of such approval is allowed. Owners intending to sell or lease shall notify Management. All potential purchasers and/or tenants shall complete the application process and be approved by the Board of Directors prior to move in.
4. **No leases are allowed during the first two years of ownership.** No leases are allowed that are shorter than three months or more than one year. At the end of a lease a new lease is required if the tenant intends to stay.
5. The Quarterly Maintenance Assessments for 2024 are \$2,999.00 for all 2-bedroom units and \$2,543.00 for all 1-bedroom units. These are **due in full** on the **first day of each calendar quarter:**  

**January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, October 1<sup>st</sup>**
6. A special Assessment was passed on 11.30.23 and is due in full at closing and is NOT transferrable to new owner.
7. An owner at Admiralty Towers Condominium Association is NOT required to be a member of any other association.
8. Since June 1980, there have been no land use fees for recreational or other commonly used facilities.
9. The condominium association is not currently involved in any legal case in which it may face liability in excess of \$100,000.