

The Mirage on the Gulf Condominium Association, Inc.

Frequently Asked Questions & Answers

As of January 1, 2025

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

A. An Association member is entitled to one vote for each unit owned. Generally speaking, unit owners are entitled to vote for the election of Directors, the level of reserve funding, waiver of certain financial reporting requirements, and amendments to the Declaration of Condominium, Articles of Incorporation, and By-Laws of the Association. Owners are entitled to vote in person or by limited proxy. The election of Directors is conducted at the annual meeting through a balloting procedure.

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

A. Units must be used for residential purposes only. Unit owners must abide by condominium documents and rules and regulations. The Unit Owner shall not permit anything to be done or kept in his Unit which will increase the rate of insurance on the Condominium Property or which will obstruct or interfere with the rights of the other Unit Owners or annoy them by unreasonable noise or otherwise; nor shall the Unit Owner commit or permit any nuisances, immoral or illegal acts in or about the Condominium property.

Q. Are pets allowed?

A. Yes, but pet owners must abide by condominium rules and regulations regarding pets.

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

A. No unit may be leased or sublet for less than a full month and no more than twelve times per calendar year.

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

A. Assessments are due on the first day of each quarter and a late charge of 5% of the payment amount and delinquent interest are charged on payments received after the 10th of the month. Assessments for 2025 are \$5,581.00 per quarter.

Q. Do I have to be a member in any other association?

A. No

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?

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, how much am I obligated to pay annually?

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, the condominium documents and the condominium rules and regulations.