

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

### Grove Isle at Vero Beach Condominium Association, Inc

As of April 1, 2026

Name of Condominium Association

- Q: What are my voting rights in the condominium association?
- A: 2<sup>nd</sup> Amended and Restated By-Laws Section 2.4 Each Unit shall have one (1) vote. The vote of a Unit is not divisible. Votes may be cast in person or by proxy, but proxies may not be used for the election of Directors.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: 2<sup>nd</sup> Amended and Restated Declaration Section 6.3 An Owner is entitled to exclusive use and possession of his Unit. He is entitled to use the Condominiums in accordance with the purposes for which they are intended, but no use of the Unit or of the Condominiums may unreasonably interfere with the rights of other Owners of other persons having rights to use the Condominiums. No Unit may be divided or any fractional portion sold, leased, or otherwise transferred. The use of the Condominiums, including the Units, shall be governed by the Condominium Documents as they may be amended from time to time and by the Rules and Regulations promulgated from time to time by the Board of Directors.
- Q: What restrictions exist in the condominium document on the leasing of my unit?
- A: Declaration Section 13.1 No lease shall be for a period of less than six (6) months nor more than one (1) year. Approved lessees shall consist of not more than two (2) persons per bedroom in the Unit to be leased. An approved lessee may not occupy a Unit unless one person 55 years of age or older resides in the Unit. Declaration Section 15.1 Copy of certificate of insurance required.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: As of April 1, 2026, the monthly assessment is \$571.00 per unit due the first day of the month.
- Q: Do I have to be a member in any other 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: No
- 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
- 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

**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.**