



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Last Updated: January 12, 2026

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

A: All owners have 1 vote per unit. Voting rights may be suspended if an owner owes more than \$1,000 to the association for more than 90 days. This includes, but it's not limited to monthly maintenance fees, special assessments or violations incurred.

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

A: All units are considered single family dwellings. Units may only be used as a residency. **No businesses are permitted on the property.**

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: The unit may be rented, but neither the renter nor the owner may authorize any sublet of the unit.

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

A: As of the update of this document the monthly fee is \$539.00, due on the 1st of every month. After the 10th a late fee is **\$25.00**. The monthly maintenance fee may change annually to accommodate current expenses. The budget is approved every year at the Annual Budget Meeting. Our bylaws do not allow for a different fee structure for the size of the unit. All units pay the same monthly fee. There may also be special assessments passed for specific expenses not covered in the Annual Budget.

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: Westwind Lakes does not have a Master Association.

Q: How many parking spaces does my unit have?

A: **All units, regardless of size, are given 2 parking spaces.** Please note that there are no other areas within the community where parking is readily available for extra vehicles. Legally parking vehicles is the responsibility of the owner or renter. Illegally parked vehicles will be given a violation and may be towed. **Any vehicle without a tag will be immediately towed pursuant to Florida State laws.**

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 \$100,000.00? If so, identify each such case.

A: N/A

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. PROSPECTIVE PURCHASERS SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, ESTOPPEL, SALES APPLICATION, BYLAWS, DECLARATION AND ANY OTHER PERTINENT CONDOMINIUM DOCUMENTS.

This Q & A Sheet was created in accordance with Section 718.504 of the Florida Condominium Statutes.

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