

SUMMER PLACE CONDO ASSOC. of BREVARD, INC.

Frequently Asked Questions (FAQ)

What documents govern the condominium association?

The association is governed by its Declaration of Condominium, Bylaws, Articles of Incorporation, Rules & Regulations, and any Board-adopted policies.

Who is responsible for enforcing the rules?

The Board of Directors is responsible for enforcing all governing documents. Day-to-day enforcement may be delegated to a Property Manager, but the Board retains authority, and retains legal counsel for advisory.

Are owners required to carry insurance?

Yes. Owners must maintain HO-6 condominium insurance. The association's master policies cover the structures (walls, roofs) and the common elements, while the owners' policies cover the interiors ("paint in") and liability.

What are the rules for renting or leasing my unit?

Unit Rentals require Tenant's completing an application, background checks, minimum lease terms, and Board approval prior to commencement. Owners remain responsible for Tenants' compliance and any violation or damages.

Are pets allowed?

Pets are allowed, limits on size, breed, and number may apply. Owners must follow registration, leash, and clean-up rules. ESA/Service animals follow federal law.

What are the maintenance responsibilities of owners vs. the association?

Associations handle common areas, roofs, landscaping, and exterior structures. Owners maintain interiors, appliances, fixtures, doors, windows, etc. Review the Declaration for specifics.

Are there rules for renovations or unit improvements?

Yes. Structural, plumbing, electrical, or flooring changes typically require prior approval with detailed plans. Replacing windows, doors, and any exterior devices installations (cameras or "Ring" type door bells) require Board approval in advance.

How are association fees determined and what do they cover?

Fees are based on the annual budget and ownership share. They fund maintenance, insurance, utilities, landscaping, amenities, and reserves.

What is the Association's process for reporting violations?

The typical process includes notice, opportunity to correct, potential fines, hearings, and legal action if non-compliance continues. The Declaration allows for billing for damages to association property and clean-ups (violation of use of dumpsters and the Bulk Trash Corral)

How are major repairs or special assessments handled?

Special assessments may be required for large projects if reserve funds are insufficient. Owners receive notice of cost and payment schedule.

How often does the Board meet, and can owners attend?

Meetings are usually held quarterly. Owners may attend all meetings except those that may be called for review of Personnel or regarding any legal issues. Notices follow bylaws and state statute.

How can I contact the Board or management team?

Contact information is provided via email, association website, and/or posted notices in the front Bulletin Boards.