

# EAGLES LANDING INC

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

2025

- **What are my voting rights?**  
Every unit has a right of one vote at any annual or special meeting of the membership. If the unit is owned by more than one person, a voting certificate must state which owner is entitled to vote.
- **What restrictions exists in the condominium documents on my rights to use my unit?**  
The units are to be utilized as residential. Only one pet is allowed. Any changes to the exterior, limited common elements or common elements must be approved by the Association prior of commencing the alterations. The Board must agree with the changes. No exterior signs such as "For Sale" are allowed.
- **What restrictions exists in the condominium documents on the leasing of my unit?**  
The board of directors must approve any lease. The minimum period is one month and it cannot be sublet. Tenants must comply with Association restrictions and owners are responsible for their tenants.
- **How much are my assessments to the condominium association for my unit type and when are they due?**  
The assessments are \$1000 per month. Due on the first, late on the 10<sup>th</sup>.
- **Do I have to be a member of any other association?**  
Yes, you will also be a member of Spruce Creek POA. Please contact them for further information.
- **Am I required to pay rent or land use fees for recreational or other commonly used facilities?**  
No
- **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?**  
No
- **Contact information**  
Please make sure the management company has your most up to date address, phone and email. Please send information to [adriana.ahinc@gmail.com](mailto:adriana.ahinc@gmail.com), so manager can keep files current.

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.