

VIA DEL MAR CONDOMINIUM ASSOCIATION I & II

Frequently Asked Questions

Q. What is the difference between the homes in Via Del Mar and other communities located throughout Palm Beach County?

A. Via Del Mar is a condominium association comprised of single-family homes (units) which are individually owned and deeded. The land hereafter referred to as common and limited common, is owned by the Association.

Q. How is a limited-common element defined?

A. Limited common means and includes those common elements which are reserved for the use of a certain unit to the exclusion of all others. These areas include front and side patios, driveway, and walkways. We respect each homeowner's right to privacy. [Declaration 2:13]

Q. How do I find information regarding sales and rentals?

A. Contact your local real estate agent for sales and rentals. Additionally, you can inquire with our property-management company regarding preliminary paperwork needed for both sales, and rentals. Applications must accompany all transactions. Both sales and rentals require an interview before closing.

Q. Are pets allowed? Are there any restrictions?

A. Domestic cats and dogs weighing up to 25 lbs. are allowed. Service dogs or dogs weighing more than 25 lbs. must have written Board approval. No aggressive dogs are permitted in the community. Additional rules are found in the Declaration, Bylaws, and Rules & Regulations, available on our website or through our management company.

Q. What are my voting rights?

A. Each unit owner is accorded one vote for any matter requiring a vote. Renters are not allowed to vote.

Q. Can I attend board meetings? How often are they held?

A. Yes, all unit owners are encouraged to attend and participate. Meeting notices are posted on the message boards located throughout the community; 48 hours prior.

Q. Are there monthly condo fees? Special assessments?

A. Via Del Mar condominium fees are due quarterly in advance, with due dates: Jan. 1, April 1, July 1 and Oct. 1. Our management company will provide you with current amounts, along with your account number. Special assessments can be levied from time to time.

Q. As a unit owner what, if any, are my responsibilities with regard to maintenance?

A. Unit owners are responsible, at their expense, for all portions of the home, to include but not limited to repairs, replacement of windows, screens, sliding doors, roof, and painting. Please refer to VDM Declaration 6.1, and Rules & Regulations.

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

A. Each unit shall be occupied by only the record owners, their guests, lessees, or servants. No unit may be divided or subdivided into smaller units. Careful review of the VDM documents, including Bylaws and Rules & Regulations is strongly encouraged before purchase or rental agreements are signed. Reference: 6, Units, and 9, Rules & Regulations. Ref: Use restrictions 11.1

Q. Where is parking permitted? Are there vehicle restrictions?

A. Parking is restricted to driveways and garages. Street parking is only permitted to vendors or guests. Overnight street parking is prohibited between the hours of 12:30 - 6:00 a.m. No trucks, vans, boats, trailers, motor homes, campers, buses, motorcycles or recreational vehicles are permitted on condominium property.

Q. May I modify the unit or property around my unit?

A. All modifications for change, to include but not limited to landscape, hardscape (patios, driveways, etc.) must first comply with both VDM documents and Architectural/Landscaping guidelines. Before any work may begin, an application with detailed description of said changes must be submitted to the management company, and approved by the Board of Directors. Application for Property Modification/Change forms are available on our website or from the management company, and are restricted to owners only.

Q. Is the property around and on the sides of my unit for my personal use?

A. The land area between units is considered a common area. In most cases, it is maintained by the association. The exceptions are units which are attached, or units that have board-approved modifications. These may be maintained by the unit owner. Common elements, by definition, are those portions of the property not owned individually by unit owners, but in which an indivisible interest is held by all unit owners. All patios, walkways, and driveways are considered limited-common areas. The community on the whole respects the right to privacy. While the area is not designated as personal, walking thru common areas between units is discouraged. Access for lawn, utility, emergency, etc. must be available at all times.

Q. How is trash and recycle handled?

A. Trash pickup is Wednesday and Saturday. Recycle (both paper and glass) pickup is Wednesday. Each unit owner must provide their own trash containers, and is responsible for getting items curbside. Recycling bins can be obtained thru The Solid Waste Authority.

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

A. Membership is only required for Via Del Mar Condominium, Association, Inc., and is automatic by virtue of unit ownership.

Q. Are there any additional fees for land, recreational facility, pool, or other commonly-used areas?

A. No. Quarterly maintenance fees cover these.

Q. Is Via Del Mar Condominium Association, Inc. involved in any court cases in which it may face liability in excess of \$100,000?

A. No, Via Del Mar Condominium Association, Inc. is not involved in, nor is any court case pending as of June 2022.

Note: The statements contained herein are only a summary, as noted. All prospective buyers and lessees should refer to all exhibits and condominium documents before contract is negotiated.

Drafted 2014

Revised: June 2022

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NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY A SUMMARY. AS NOTED, ALL PROSPECTIVE BUYERS AND LEASEE SHOULD REFER TO THE ALL EXHIBITS, CONDOMINIUM DOCUMENTS BEFORE CONTRACT IS NEGOTIATED.

Revised June 2022

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