

**SNUG HARBOR LAKES CONDOMINIUM ASSOCIATION, INC.
7645 KYAK COURT
MICCO, FL 32976
A "55"+ COMMUNITY
A NOT-FOR-PROFIT CORPORATION**

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FREQUENTLY ASKED QUESTIONS/ANSWERS

WHAT IS SNUG HARBOR LAKES?

Snug Harbor Lakes is a Condominium Community.

HOW DOES THE CONDOMINIUM CONCEPT WORK?

A Condominium is a "fee ownership" of a unit of space, plus an undivided interest in common areas owned jointly with other Condominium owners in the community. At Snug Harbor Lakes, an owner completely owns his or her own lot. Additionally, the owner receives an undivided interest in the recreational facilities, building and common land areas.

IS SNUG HARBOR LAKES AN ADULT COMMUNITY?

Yes, Snug Harbor Lakes is a "55"+ Community. This means that 80% of the owners must be 55 years or older.

DO YOU OWN OR RENT LAND?

In Snug Harbor Lakes you own your land.

WHAT IS A CONDOMINIUM ASSOCIATION?

A Condominium Association is a corporation that is comprised of a Board of Directors elected from the community. The association's function is to administer the operation and management of the common areas jointly owned by the residents of Snug Harbor Lakes. The unit owners elect members of the Condominium Association Board of Directors and the Condominium representatives to the Master Association annually on the first Saturday of February.

CAN CHILDREN VISIT?

Children under the age of eighteen (18) years old may visit Snug Harbor Lakes at any time of the year up to a maximum of 30 days per child in a 12 month period.

WHAT IS THE MONTHLY FEE?

The monthly fee as of 1/1/2009 is \$35.00. The Association determines the monthly fee based on the adopted budget for each calendar year. The fee includes the Condominium's contribution to the Snug Harbor Master Association, Inc.

WHAT IS THE AVERAGE COST OF WATER AND SEWER?

Snug Harbor Lakes Condominium is serviced by the Barefoot Bay Water and Sewer District. The average estimated monthly charge is \$60.00.

WHAT IS THE SNUG HARBOR MASTER ASSOCIATION, INC.?

The Snug Harbor Master Association has two members, The Snug Harbor Village Homeowners Association and the Snug Harbor Lakes Condominium Association. It is in charge of all the recreation facilities and other amenities of Snug Harbor.

WHAT IS INCLUDED IN THE RECREATIONAL FACILITIES AND AMENITIES OF SNUG HARBOR?

Our beautiful 8,500 square foot clubhouse is fully furnished and equipped. It includes a function room, a kitchen, card/crafts room, poolroom, exercise room, library, restrooms with showers and the Association's offices. We have a full size pool, tennis courts, shuffleboard and bocce. Two lakes are located on the property, which offer on site fishing.

MAY WE LEASE/RENT OUR HOME?

Yes, you may rent/lease your home for a minimum of 90 consecutive days. The Condominium Association, following an interview of the prospective individual (s) who wants to rent, must approve all rentals and a processing fee of \$50.00 is charged.

ARE THERE ANY RULES OR FEES RELATED TO THE RE-SALE OF CONDOMINIUM UNITS?

Yes, the Condominium Association will interview the prospective buyer(s). All buyers must be approved by the Condominium Board of Directors. A processing fee of \$50.00 is charged.

MAY WE OWN PETS?

Yes, two cats and two dogs are allowed per unit but the dogs must weigh no more than twenty (20) pounds. Cats and dogs must be on a leash when outside the home.

MAY WE HAVE AN RV OR BOAT IN SNUG HARBOR LAKES?

RV's and Boats are not allowed to be stored on the unit. There is a storage area available which was recently purchased from Brevard County. The current storage fee is \$33.92 per month which includes sales tax paid to the State monthly.

WHERE IS SNUG HARBOR LAKES LOCATED?

Snug Harbor Lakes is located in Micco, Florida; off Barefoot Blvd, which is off U.S. Route #1. It is south of Palm Bay and just north of Sebastian Florida.

WHAT IS THE BEST SOURCE OF INFORMATION REGARDING THE LAWS, RULES AND REGULATIONS WHICH GOVERN THIS CONDOMINIUM?

The Snug Harbor Lakes Condominium Documents and the Master Board Documents both apply to living in Snug Harbor Lakes and a copy of these documents should be found in each unit. There is also State of Florida Statutes which applies (Chapter 718). These documents are available for review at the Condominium Office.

IF YOU HAVE ADDITIONAL QUESTIONS PLEASE CALL THE CONDOMINIUM OFFICE AND SPEAK TO THE ADMINISTRATIVE ASSISTANT. OFFICE HOURS ARE MONDAY, WEDNESDAY, AND FRIDAY FROM 9:00 A.M. TO 4:00 P.M. AND TUESDAY FROM 9:00 A.M. TO 1:00 P.M. 772-663-5832



Revised: August 1, 2009