MIRA VISTA CONDOMINIUM ASSN., INC.

2027 FAQ's

Q: What are my voting rights as an owner in Mira Vista Condominium Assn., Inc?

A: There are 93 total units, with 93 total votes. The owner of each unit has one indivisible vote, which may be cast in all matters that require a vote of the owners. Voting rights, along with procedures are described in the Bylaws of the Association. NOTE: Units owned in an LLC, Trust or other corporate structure must submit a Voting Certificate to designate an agent or person to vote.

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

A: The unit may be used only for residential use only. Units shall not be utilized for any commercial purposes or uses (other than ancillary home office use in conformance with applicable law). Other restrictions which may be found in the Governing Documents in detail.

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

A: No portion of a Unit, other than an entire Unit may be rented. All leases shall be in writing and be approved by the Association. No lease shall be approved for a term of less than thirty (30) days, or a single Unit may be leased more than 3 three (3) times in a calendar year. Other restrictions may be found in the Association's Governing Documents. Units are subject to the screening resolution which is posted on the website at www.miravistanaples.com.

Q: How much are my assessments to the Association and when are they due?

A: Assessments are due quarterly January 1st, April 1st, July 1st and October 1st. Assessments are considered late on the 11th day of the month and accrue interest and late fees at 5% of the quarterly assessments and are charged interest of 18% per year. *Pursuant Florida Statutes 718.116; Article 3*

Assessments for 2027: $2,005.12

Q: Are the Neighborhood Associations currently subject to a Special Assessment?

A: No

Q: Do I have to be a member in any other association?

A: No. All units operate under Mira Vista Condominium Inc.

Q. Are units governed by the neighborhood associations?

A: No. All units are governed by Mira Vista Condominium Inc. Governing Documents and Rules and Regulations.

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, expense for the onsite amenities and other common area expenses are included in the quarterly assessments.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability more than $100,000? If so, identify each such case.

A. There are none currently to the knowledge of the Association.

Q. Are any of the units in a Flood Plain?

A: No, the 441, 481 and 491 buildings are located in an **X Flood Zone**. LOMA-F determinations can be found on the website for the 441, 481 buildings.

Q. What is the parking policy?

A: Each unit has an assigned spot, with covered parking, if applicable for the unit. Guest parking is first come-first serve.

Q: What is the pet policy?

A: No dog or cat shall be permitted outside unless on a leash of under 6ft. long. Owner's Pets are limited to one (1) pet per unit less than 60 pounds. Emotional and service animals are Service Animals are not considered pets. Tenants renting a unit are not permitted to have pets.

Q: What is the parking policy?

A: Unit Owners and Tenant(s) are- allowed a maximum of 2 vehicles on property, per condo. No Boats, trucks over 3/4 tons, commercial vehicles, trailers, recreational vehicles, or other vehicles, except four-wheel passenger automobiles or non-commercial vans.

Q: Is smoking permitted on the Mira Vista community?

A: Smoking is not permitted on lanais, or within common areas located within 30 feet of any building.

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND GOVERNING DOCUMENTS AND OR ANY AMENDMENTS, WHICH MAY HAVE BEEN RECORDED OR AMENDED FROM TIME TO TIME.