

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

CONQUISTADOR CONDOMINIUM XII ASSOCIATION as of 2026

THIS QUESTION-AND-ANSWER SHEET IS SUPPLIED TO YOU PURSUANT TO THE REQUIREMENTS OF FLORIDA LAW. THE ANSWERS ARE NOT INTENDED TO BE ALL INCLUSIVE. IT IS RECOMMENDED THAT YOU READ YOUR DECLARATION OF CONDOMINIUM, ARTICLES AND BY-LAWS. IF YOU HAVE ANY QUESTIONS, YOU SHOULD SEEK LEGAL COUNSEL OF YOUR CHOICE.

1. Q: What are my voting rights in the condominium association?
A: One vote per unit on all issues at general meetings of unit owners.

2. Q: What restrictions exist to the condominium documents on my right to use my unit?
A: a. No unit shall be used for any purpose than as and for residence or dwelling.
SINGLE FAMILY RESIDENCE OR DWELLING –a residence or dwelling in which the residents are all family members, or in which the residents are not more than two unrelated individuals.
 - b. Units must be kept in good repair and condition at all times.
 - c. No signs except for standard name plate on hall door.
 - d. Unit owners will be permitted to have only one cat or a dog.
 - e. Approval of 75% of the unit owners is required to enclose a unit's screen porch.
 - f. All common hallways and balconies must be kept free with nothing to be stored there, even temporarily.
 - g. No clothing, bedding or the like shall be dried in any outdoor area, or hung from any balcony.
 - h. All garbage or trash shall be disposed of in the garbage installation provided by the Association.
 - i. Owners must exercise extreme care that musical instruments, televisions, radios, etc. do not disturb other occupants.
 - j. All such sound as covered in (i.) must be discontinued between the hours of 11 p.m. and 9 a.m.
 - k. No child under the age of 18 shall reside in any unit. **No unit shall be occupied unless one person residing has attained the age of 55.**
 - l. No one-bedroom unit shall be permanently occupied by more than two individuals. Likewise, no two-bedroom unit by more than four individuals, or three-bedroom unit by more than six.
 - m. Unit owners will be permitted to have visitor occupants of any age up to three weeks in any six-month period or six weeks in any twelve-month period.
 - n. Vans, trailers, and motor homes may park at a residence up to 48 hours, only for the purpose of loading and unloading.
 - o. Trucks in compliance with the size restrictions outlined in the governing documents are allowed on common property.
 - p. Visitors with trucks are allowed to park in the maintenance area for up to three weeks. Parking passes must be obtained from the office prior to parking.
 - q. No smoking is permitted anywhere within Conquistador Condominium XII.

3. Q: What restrictions exist in the condominium documents on the leasing of my unit?
A: No unit may be leased or rented for transit or hotel purposes. A unit shall not be leased more than twice during each 12-month period. No sub-leasing is permitted. The lessee must be interviewed and approved by the Condominium Board of Directors. A lease application must be completed for each lease period whether or not The lessee has leased in the past. **No leasing or rentals for less than 90 days.** Proof of age(s) needs to be included with the lease application.
There is no lease application fee.
4. Q: How much are my assessments to the condominium association and when are they due?
A: Monthly assessments to cover operating expenses in 2026 vary from \$812.00 to \$849.00 depending upon the type of apartment. Monthly assessments are due on the first day of the month.
5. Q: Do I have to be a member of any other association?
A: Yes. The Conquistador Homeowners' Association, Inc. but as an owner of a condo unit you automatically become a member, and all fees are paid through the condo monthly assessment for your unit.
6. Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I required to pay annually?
A: No.
7. Q: Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of \$100,000? If so, identify each such case.
A: No.
8. Q: Is the building a non-smoking building?
A: Yes.
9. Q: Has the association waived retrofitting of the fire sprinkler system?
A: Yes.
10. Potential buyers must provide a completed sales application along with proof of age(s). Buyers must be interviewed and approved by Conquistador Condo XII before occupancy.
There is no sales application fee.

Prepared by: Conquistador Condo XII
Board of Directors