



**Golden Isles Condominium Apts., Inc.**  
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## FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

- Q:** How much is the monthly maintenance to the Condominium Association for my type of unit, and when are they due?  
**A:** 1 BR - \$605 Maintenance and \$80 Reserves for a total of \$685 per month.  
i. Due on the 1<sup>st</sup> but not later than the 10<sup>th</sup>.  
2 BR - \$812 Maintenance and \$107 Reserves for a total of \$919 per month.  
ii. Due on the 1<sup>st</sup> but not later than the 10<sup>th</sup>.
- Q:** What are my voting rights in the condominium association?  
**A:** The owner of each condominium shall be entitled to cast one vote. A Voting Certificate will be provided at year end for the selection or designation of a voter for the upcoming year.
- Q:** Do I have to be a member in any other association?  
**A:** No.
- Q:** Do I have to be a member in any other association? If so, what is the name of the association, what are my voting rights in this association, and how much are my assessments?  
**A:** No.
- Q:** Am I required to pay rent or land use fees for recreational or other commonly used facilities?  
**A:** No.
- Q:** Is the condominium association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.  
**A:** No.
- Q:** Are pets of any kind allowed in the apartment or on the property?  
**A:** No, pets are not allowed by owners, tenants, or visitors at any time.
- Q:** Can a corporation own an apartment in this condominium?  
**A:** No.
- Q:** What restrictions exist in the condominium document on my right to use my unit?  
**A:** Under no circumstances shall a unit be used for commercial purposes.  
The Association has the "Right of First Refusal" if an owner wishes to sell their unit.  
You must inform the Board of Directors if a guest will be staying more than two (2) weeks.  
Keys to all front door locks, and emergency contact phone numbers and addresses must be submitted.  
The Board of Directors must be notified if someone other than the owner is to occupy the apartment.
- Q:** What restrictions exist in the condominium documents on the leasing of any unit?  
**A:** You cannot lease until after one year of ownership.  
You must pay a non-refundable fee of \$200 to the Association for application and background check.  
You are required to pay a refundable security deposit to the Association in the amount equal to one month's rent.  
The Association is restricted to a maximum of 20% rentals at any time, and is currently at 20% rentals.  
There is currently an extensive waitlist of owners who would like to rent out their unit.

**Date: January 2026**

### **Disclaimer:**

This Frequently Asked Questions and Answers Sheet prepared May 2025 is provided for informational purposes only and is not intended to substitute for the full governing documents of the condominium association, including the Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules and Regulations. In the event of any inconsistency between this FAQ and the governing documents, the governing documents shall control. Prospective purchasers are strongly encouraged to review all governing documents carefully before purchasing a unit