

The Riverview Condominium

Frequently Asked Questions and Answers

September 2024

Q1: What are my voting rights in the condominium association?

A1: One vote for each unit owned. Units having more than one owner must designate one of them to vote.

Q2: What restrictions exist in the condominium documents concerning my right to use my unit?

A2: At least one occupant shall be 55 (fifty-five) years of age or older. Persons under age 18 (eighteen) are not permitted to live as permanent residents and may be visitors for a total of 90 (ninety) days in any calendar year. No one under the age of 55 (fifty-five) may occupy a unit in the absence of the owners. Other restrictions are delineated in the documents of The Riverview Association, Inc.

Q3: Is there an approval process for new owners? What about lessees?

A3. All new owner and lessee prospects are required to submit application, agree to background check and appear in person at an Orientation Meeting. Sales packets containing information and forms are available from current owners or Real Estate agents.

Q4: What restrictions exist in the condominium documents concerning the leasing of my unit?

A4: All Regulations for owners also apply to lessees. Units may not be leased for less than 3 (three) months or more than 2 (two) lease periods in 1 (one) calendar year (January – December).

Q5: How much per unit are the general assessments for the operating budget and when are they due?

A5: The Quarterly Maintenance Fee (operating fee) for a two bedroom/two bath condo is payable by the 10th of January, April, July and October. Larger or smaller units will vary proportionately, and the fees can fluctuate from year to year. The current amount can be obtained from a Board member. Or our website, www.theriverviewcondominiums.com.

Q6: Are there any special assessments for the funding of reserve accounts for capital expenditures?

A6: Yes, here is an Annual Special Assessment for the funding of capital reserves for painting, roofing, elevator replacement and paving maintenance. This assessment is payable in 4 equal amounts with your Quarterly Maintenance Fees or a onetime yearly payment due by the 10th of April each year. The amount could fluctuate from year to year. The current amount can be obtained from a Board member. Or our website, www.theriverviewcondominiums.com

Q7: Do I have to be a member of any other association (other than The Riverview Association, Inc.) in order to live at The Riverview Condominium?

A7: No

Q8: Am I required to pay rent or land use fees for recreational or other commonly used areas?

A8: No

Q9: Is the condominium association involved in any court cases in which it may face liability in excess of \$100,000.00 (one hundred thousand dollars)?

A9: No

Q10: Are there any vehicle restrictions for the parking lot?

A10: Yes, they are defined in detail in the documents of the Riverview Association, Inc. Carport parking spots are individually owned and are part of the unit's deed.

Q11: Am I required to have property insurance?

A11: Florida no longer requires owners to carry property insurance. The Riverview Board does recommend that owners have property insurance and lessees have content insurance.

Q12: Do you allow pets as permanent residents and/or short time guests?

A12: The Riverview has a no pet policy. Exceptions for service and ESA are permitted with the proper documentation. Refer to The Riverview documents for more information.

Q13: Does The Riverview have a management company?

A13: Yes, as of January 1, 2019, main responsibility is maintenance, invoice payments, and collection of operating and assessment dues. Additionally, the company works with the Board planning and attending board and membership meetings plus other administrative tasks.

Q14: Does The Riverview require approval before an owner may make a physical improvement or modification their unit or common area?

A14: Yes, owners must use licensed contractors for all electrical and plumbing updates or changes. There are specifics for window and balcony/terrace door replacement. All major updates must comply with CC&Rs.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.