

# FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET - 2025

## Excelsior Beach to Bay Owners Association, Inc.

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**Q:** What are my voting rights in the Condominium Association?

**A:** Each unit has one equal vote. (See Article VIII of the Declaration of Condominium.)

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

**A:** Each unit is for single-family, private residential use only. Leasing is restricted. No more than two people per bedroom. Pets are prohibited, except for one cat or one dog with an adult weight 15 pounds or less, and subject to further Association Rules. No business or trade is permitted. No wires, antennas, aerials, or structures without prior Board approval. No exterior signs, except approved unit identifications. No exterior alterations or decorations without prior written approval of the Board and membership. No loud noises, obnoxious odors, or other sources of annoyance. Parking and vehicle types are restricted. No storage, hanging, or drying of items on the exterior. (See Article XI of the Declaration of Condominium for details on these and other restrictions.)

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

**A:** Before leasing a unit, the owner must first apply for Board approval in writing and provide any other information which may be requested. No lease may be for a term of less than two weeks. Number of occupants restricted. Leases subject to Association's right of first refusal.

**Q:** How much are my assessments (fees) for my unit type and when are they due?

**A:** For 2025, the quarterly maintenance assessments (fees) are attached as Exhibit A. Each building has its own unique budget and expenses shared by the units in that building, in addition to the common expenses shared by all 166 units. Additionally, the Board of Directors may levy special assessments as necessary. (See Article XII of the Bylaws.)

**Q:** Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in the association? Also, how much are my assessments?

**A:** There are no other associations.

**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:** There are no recreational-use or any other fees.

**Q:** Is the condominium association or other mandatory membership associations involved in any court cases in which it may face liability in excess of \$100,000?

**A:** No.

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