

Solana on the River Condominium Association, Inc.
Frequently asked questions
January 2023

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

A: The owner of each condominium unit shall be entitled to cast one (1) vote per unit as provide in Article VI of the Declaration of Condominium

Q: What restrictions exist on my right to use my unit?

A: Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guest, servants, and invitees. All units are restricted to no more than six (6) occupants. There are no restrictions upon children. Two household (2) pets, not exceeding thirty-five (35) pounds each, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owner's unit, and the pets must be kept on a leash on the condominium grounds and shall not create a nuisance. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. See User Restrictions, Article X, of the Declaration of the Condominium. No smoking is permitted in any common are including walkways, lobbies and garages in each building, the pool and the grounds. The only area where smoking is permitted is inside units and each unit's limited common area balcony.

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

A: The minimum rental period is ninety (90) Days and the maximum rental period is unrestricted. See Use Restrictions Article X of the Declaration of Condominium.

Q: How much are my assessments to the Condominium Association for my unit type and when are they due.

A: An assessment of \$837.25 per month for all unit types is due on the first day of each month.

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

A: No

Q: Is the condominium association or other mandatory membership association involved in any court cases in which may face liability in excess of \$100,000.00? If so, identify each such case.

A: No, There is no litigation of any nature pending against the Association.