

**BREAKWATER TOWERS CORP.
1900 S. OCEAN DR.
FT. LAUDERDALE, FL 33316**

Frequently Asked Questions

- Q. How many units are in this Building?**
- A. 185, one, two, and three bedroom units, 16 floors, two elevators.**
- Q. How many votes does each apartment have?**
- A. Each apartment has one vote.**
- Q. Can I rent my apartment?**
- A. No, renting is not allowed.**
- Q. Can I let friends use my apartment?**
- A. No, only immediate family members are allowed to stay in the apartment in your absence.**
- Q. Who pays my real estate taxes?**
- A. You, as an owner are responsible for your taxes.**
- Q. Who pays my utilities?**
- A. The Association pays for your water, trash collection, basic cable TV and basis pest control.**
- Q. Who pays my insurance?**
- A. The Association maintains liability, fire, flood, windstorm and gate glass insurance on the building and common areas.
However, each owner should maintain a standard homeowner's policy as the Association policy cover common area only.**

Q. Do I have storage?

A. The Association maintains storage lockers on various floors and these are available on a first come first served basis. Only one locker per apartment is permitted.

Q. Where do I park?

A. Reserved parking is available on a first come first served basis for a fee; however there is plenty of free parking on all four sides of the building. All owners are required to display a BT parking permit on their vehicles and guest must request a permit from security. BT maintains a strict towing policy.

Q. Who can use the recreation room?

A. Any resident may use the recreation room for small gatherings. You must make an appointment and a \$50.00 deposit must be placed with Management.

Q. When are the Association Meetings?

A. Monthly board meetings are conducted October through March on the third Tuesday of each month at 7:00 pm membership may observe in the recreation room. Annual meetings and elections with the membership involved are held on the first Monday of February at 7:00 pm.

Q. Do I need to notify Management before I move furniture in or out?

A. Yes, and you must also post a deposit of \$500.00, which will be returned to you after you move, providing no damage to the elevator cab has occurred.

Q. Is there any security on the property?

A. Yes, the Association maintains a security force on the property around the clock every day of the year.

Q. When are my monthly assessments due?

A. Assessments are due on the first day of every month. After thirty days late fees will accrue.