

**GREENBRIAR TWO CONDOMINIUM ASSOCIATION, INC.**  
**(A Florida Not For Profit Corporation)**

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

January 15, 2025

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

A: Each unit gets one vote. Membership votes occur at the Association's Annual Meeting, or at a duly called Special Meeting of the Members. Unit owners do not get to vote at a Board of Director's Meeting.

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

A: Dogs are not permitted at Greenbriar Two Condominiums. Smoking is not permitted inside any of the buildings, units, or at the pool.

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

A: Any lease or rental agreement must a minimum 30 consecutive days. Transient rentals are not permitted.. Owners are to return a signed Lease/Rent Form to the Community Association Manager for all new tenants.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: All units pay the same amount, \$375.00 per month, due on the first of the month.

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 this association? Also, how much are my assessments?

A: Greenbriar Two Condominiums is not associated with any other Community Association. Some units have Social Membership with Citrus Hills attached to the deed which should be discussed with the seller before purchase.

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, you do not have to pay extra for any facilities provided by Greenbriar Two Condominiums.

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

A: No, the association is not involved in any court cases.

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