



The Georgian Condominium Association

Prospective Renters - Frequently Asked Questions

Prospective purchasers note: The statements contained below are only summary in nature. A prospective purchaser should refer to the condominium documents for more information.

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

A: There is one vote per unit. In the case of a condominium residential unit being owned by a single legal entity other than an actual person(s), the person designated by such entity shall have the right to vote.

Q. What are the condominium documents restrictions on my right to use my unit?

A: No unit owner shall use or permit the use of his unit for any purpose other than as a ***single-family residence***.

“Single family” means one (1) person, a group of two (2) or more persons who customarily reside together as a single-family housekeeping unit, each of whom is related to each of the others by blood, marriage (or domestic partnership) or adoption. I also include no more than two (2) persons not so related, who customarily reside together as a single housekeeping unit.

The units shall be used only for residential purposes with overnight occupancy by persons limited at all times as follows: One (1) bedroom – two (2) persons; Two (2) bedroom unit – four (4) persons; Three (3) bedroom unit – six (6) persons.

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

A: The sale, lease or transfer of a unit is restricted and controlled.

- No condominium unit shall be leased or rented more than one time in any one calendar year, nor shall any condominium unit be leased or rented for a period of less than six (6) months and one (1) day.
- The terms, conditions, lessee and proposed occupant shall be subject to the approval of the Association.
- Owners when they rent or lease their Unit relinquish their rights to the use of the social and recreational facilities at the Georgian Condominium during the term of such rental occupancy.

Q. Are there any restrictions concerning pets?

A: No pets or animals of any kind may be kept or brought on any portion of the Condominium Property at any time. Any person who desires a reasonable accommodation to the Association's Pet Policy to obtain a service animal or an emotional support animal (ESA) as a result of having a physical or mental disability, shall notify the Association and provide the necessary documentation in order to evaluate the validity of the request.

Q: What are the maintenance fees and when are they due?

A: Maintenance fees are currently paid on a quarterly basis as follows: January 1, April 1, July 1, and October 1. Maintenance fee depends on the type of unit.

Q: Q: Is there a designated parking for each unit?

A: There is one designate parking space for each unit. Limited visitors parking is available on a first come basis at \$5 per day. Service personnel are accommodated as a courtesy if space is available.