



You will find a variety of homeowners in our neighborhood. Many are here full time; some are here for only part of the year while others are renting for a period. No matter what their status, we try to be friendly, helpful and harmonious in our dealings with each other. The goal of the Board of Directors is to make owning a home at Faro Blanco Condominium Association an uncomplicated and pleasant experience.

Therefore, being pro-active in informing all owners about issues and updates is key. The most efficient and timely form of communication is email. We assure you, all unit owners, that The Association does not sell or forward your email address or any other type of unit owner contact information to anyone. All communications will be by "blind copy" so that no one will see individual unit owner addresses. The Association understand and respect all unit owners privacy and follows all privacy laws. We ask that you keep us informed of any change in resident status, mailing address, or phone number changes. If you have e-mail or cell phone numbers for easier access, we appreciate that information as well, for emergency use by Board members only.

If unit owners have a property manager, we ask that their name and email address be provided also. This allows the Association a contact in the event we have maintenance work or other issues that may effect a unit owner's property during a unit owners absence and or during tenant occupation.

The Association will email and post notice of the Board meetings at least 48 hours in advance of the meeting, unit owners are encouraged to attend and participate. Annual Meeting and Budget Meeting notices are emailed, mailed to all owners and posted well in advance of the meetings. We also offer a website where unit owners can access, notices, meeting minutes, etc..., the website also provides general information that is available for public viewing. Go to www.fbcondo.com to check out the website, if you are an owner and you haven't registered we encourage you to do so.

Please feel free to contact any Board Member with your questions or attend our monthly Board meetings. Contact any board member for the next meeting date and location. These meetings are open to property owners but we ask that you call the president if you plan to attend so we can add you to the agenda and let us know the topic you wish to discuss.

This is a list of our most frequently ask questions and a few basic rules and regulations.

Q: Are there designated parking spots?

A: Yes. Parking spaces underneath the buildings/covered parking are designated. You may only park in your designated parking spot. Guest/uncovered parking are first come first serve basis for owners, guests and others that are on property.

*Just a note those vehicles that are to long/big to fit in your assigned parking stall must park i guest parking

Q: Are Rentals allowed?

1. Transient Rentals are defined by Faro Blanco as; the renting of a legally existing dwelling unit for not less than seven days and or nightly rentals are **PROHIBITED**.
2. Vacation Rental are defined by Faro Blanco as; the renting of a legally existing dwelling for not less than thirty (30) days, and the unit owner has obtained and maintain a Vacation Rental Property License. Vacation Rentals as defined herein are **CURRENTLY** allowed under the following conditions;

- A. Unit Owner has provided a copy of the Vacation Rental Property License to the Board Association along with renewals.
- B. Unit Owner has provided to the Board with 24/7 local contact (local means living within the city limits of Marathon).
- ***The continued permissible use of Units as vacation rentals as defined herein is currently under review. Therefore potential buyers, property managers and existing unit owners are herein put on notice this permissibility may be revoked at anytime. Further, additional requirements may be implemented including but not limited to Board Approval, background checks for perspective renters, etc...***
- 3. Short term rentals are defined by Faro Blanco as 30 (30) days to six (6) months and one (1) day. Short term Rentals as defined herein are allowed under the following conditions;
 - A. Unit Owner has provided a copy of the written lease, local business tax receipt from tax collector, tourist development tax account from tax Collector, and sales and use tax to the Board Association. Unit owners must comply with all Monro county rental property requirements. For more information regarding Monroe County Rental Property please go visit <https://www.monroetaxcollector.com/services/rental-properties/> ***Potential buyers, property mangers and existing owners are herein put on notice that additional requirements may be put in place including but not limited to Board Approval, background checks, etc...***
 - B. Unit Owner has provided to the Board with 24/7 local contact (local means living within the city limits of Marathon, this can be the unit owner, the tenant, contracted host, and or property manager).
- 4. Long term rentals are defined by Faro Blanco as any term in excess of is (6) months and two (2) days, with written lease are allowed are allowed under the following conditions;
 - A. Unit Owner has provided a copy of the Written lease and Monroe County Tax local business tax receipt and subsequent renewals, if any. For more information regarding Monroe County Rental Property please go visit <https://www.monroetaxcollector.com/services/rental-properties/> ***Potential buyers, property mangers and existing owners are herein put on notice that additional requirements may be put in place including but not limited to Board Approval, background checks, etc...***
 - B. Unit Owner has provided to the Board with contact information for the renter and 24/7 local contact (local means living within the city limits of Marathon, this can be the unit owner, the tenant, contracted host, and or property manager)

NOTE: All unit owners are responsible for the actions of their tenants/renters.

Q: Is unit occupancy limited?

A. Units shall be occupied by their respective owners only as private dwellings for the owner, the owner's family, tenants and social guests and for no other purposes whatsoever. Social guests is defined as individual(s) personally associated with the Owner who is visiting without any form of compensation.

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

A. One vote per unit may be cast for an election or other matters requiring a membership vote.

Q: How much is my monthly condominium association fee for my type of unit, what does that fee include and when are they due?

A. There is only one type a unit in Faro Blanco and the current dues as of January 2023 are \$1,126.21 included but not limited to water & sewer, trash disposal and maintenance of the common areas including insurance and electricity common areas. Future monthly fees will be based on future budgets and

reserves requirements, which may increase or decrease the monthly assessments. Your fee is due on the first of the month. A Late fee is assessed for the payments received after the tenth (10) of the month. Note: the insurance included in your dues does not include insurance for the interior of the unit (HO6), unit owners are solely responsible for insuring the interior of their unit please consult your insurance agent for further information.