

February 23, 2010

SOMERSET AT ABACOA

Welcome to Somerset at Abacoa

NAME \_\_\_\_\_

SOMERSET ADDRESS \_\_\_\_\_ UNIT NO. \_\_\_\_\_

SOMERSET HOME PHONE \_\_\_\_\_ E-MAIL \_\_\_\_\_

LOCAL WORK PHONE \_\_\_\_\_ OUT OF TOWN PHONE \_\_\_\_\_

Dear Resident:

We wish to welcome you to our community and want you to enjoy the amenities provided by our community. As you know there are Rules and Regulations that help keep our community *safe, secure and maintain our market value.*

Attached is a copy of the Frequently Asked Questions and our Rules and Regulations. Each Resident should have access to a copy of the Somerset Declaration of Condominium, Articles of Incorporation, By Laws and Rules and Regulations located in the Unit.

If you have questions regarding our Documents, please contact the Property Manager or a member of the Board of Directors for clarification.

Reference the following:

Property Manager - Vera Stewart - 561-575-3551 - E-mail - [vera@bristolmanagement.com](mailto:vera@bristolmanagement.com)

Board President - John W. Armstrong Sr. - 561-324-2041 - E-mail - [arm22150@aol.com](mailto:arm22150@aol.com)

John W. Armstrong Sr.  
President

**SOMERSET AT ABACOA  
FREQUENTLY ASKED QUESTIONS**

**Q. What are my voting rights?**

**A.** Owners are entitled to a single vote per Unit. Ref By Laws Page BL2, Para 3.5 Condominium By Laws require a Unit Owner to complete the Ballot, insert it into the "Ballot" envelope and then insert the "Ballot" envelope into the mailing envelope, sign and fill in their address on the outside of the envelope and mail it or bring the sealed envelope to the meeting. If you cannot attend the meeting, include the "Proxy" and mail both as directed.

**Q. What services am I responsible for as a Resident?**

**A.** A Unit Owner/Resident is financially responsible for City Water, Sewer, Electricity and Additional Cable services. (Basic Cable service is a bulk rate and is reflected in your Owner's Assessment).

**Q. Are there restrictions on outside cooking?**

**A.** The County Fire Regulations and Town of Jupiter do not allow PROPANE GAS TANKS to be located closer than 15 feet of a building structure. Violations are subject to fines.

**Q. What restrictions exist on the use of my Unit?**

**A. 1)** Units must be utilized for residential purposes only. The maximum number of occupants shall not exceed the number allowed by Town, County and State regulations.

**2)** No more than two (2) domestic animals (including Dogs and or Cats) may be kept in a Unit and must be registered with the Association prior to purchasing/occupying a Unit. No Pit Bulls or other like breeds considered to be dangerous shall be permitted. Somerset has a Leash Law and Residents must pickup after their Pets.

**3)** *No Unit Resident shall cause or allow improvements or changes to the outside of the Unit, limited common or common areas without requesting permission of the Association. If you want to make a change, you must submit an Architectural Change Form, explaining the change desired in detail and wait for APPROVAL from the Board of Directors, before implementing said change. All work performed in Somerset must be performed by a licensed and insured Contractor. (This protects you and the Association from law suits in the event of an accident.)*

**4)** No garage shall be used or converted for business or pleasure activities. The garage is not to be utilized for any purpose that prevents the parking of a vehicle within said garage.

**5)** No nuisances shall be allowed on Somerset property. Consideration of your neighbors is appreciated.

**6)** There are no restrictions on the sale, conveyance or transfer of a Unit but every prospective Owner must submit an application to purchase, a copy of the Deed must be provided to the Association.

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**7)** Hurricane shutters were supplied by the Developer for each Unit. The Resident is responsible for mounting said shutters no sooner than a Hurricane watch announcement. A Unit Owner may submit an Architectural change form to the Association to upgrade their storm shutters to Vertical White Accordion type at their own expense.

**8)** Floor covering changes to Tile, Marble and Wood on second and third floor Units require an Architectural Request be submitted and approved by the Association to insure that the proper underlay that meets applicable structural requirements for sound proofing is being installed. Contractors must be licensed and Insured to protect the Association and the Owners.

**9)** Parking garages must be capable of storing a Vehicle. Parking Areas are for Non-Commercial Vehicles with current registration. No Commercial Vehicles, Campers, Mobile Homes, House Trailers, Recreational Vehicles, Boats or Boat Trailers are permitted to be Parked or Stored at any time on Somerset property.  
**REFERENCE THE DECLARATION OF CONDOMINIUM - PAGE D-39; Section 15.**

**Q. What are the Leasing restrictions of a Unit?**

**A.** All Lease agreements must be submitted to the Association for approval prior to the Unit being occupied. The failure to submit a Lease Agreement can result in the eviction of the Resident. A Lease Agreement shall be for a minimum of 7 months for no more than twice each year.

**Q. What is the effect on the renter, if the Owner fails to pay his/her Association fees?**

**A.** The renter will be notified to forward his / her rent to the Association until the late assessments have been satisfied.

**Q. How much are my Assessments and what is the payment schedule?**

**A.** The Assessment are set by the Board of Directors each year. Assessments are due on the First (1st) of January, April, July and October.

**Q. Do I have to be a member of another Association and are there additional costs?**

**A.** Unit Owners are obligated to become a member of the Abacoa Property Owners, Assembly Inc. (Master Association). Representatives from all Associations are eligible to serve on their Board. The Assessment for this membership is included in your Somerset Assessment.

**Q. Is the Condominium or any other mandatory membership Association involved in any Court case in which it may face liability in excess of \$100,000.00? If so identify each case.**

**A.** "Somerset at Abacoa" nor the Abacoa Property Owners, Assembly Inc. are presently not a party to any litigation.

**Q. What are my responsibilities regarding the upkeep of my Unit?**

**A.** A Unit Owner is responsible for all maintenance on the interior of their Unit including window, doors, water heaters, Air Conditioners and all appliances. Any costs that were incurred by occurrences to the exterior of the building that were paid by you may be submitted to the Board of Directors for consideration of reimbursement.