



Sundown Riverside Condominium Association, Inc.

Frequently Asked Questions (FAQ)

Association Office: 16470 Perdido Key Drive, Pensacola, Florida 32507

Tax Identification Number: 26-4659936

FAQ Period: January 1, 2026 – December 31, 2027

Project Description

Sundown Riverside Condominium Association, Inc. is a residential condominium project located in Pensacola, Florida along Old River on Perdido Key.

- **Year Built (County Property Records):** 1981
- **Developer Turnover to Unit Owners:** 1984
- **Total Units:** 46 residential condominium units
- **Buildings:** Four (4) low-rise, three-story buildings labeled **A, B, C, and D**
- **Total Property Size:** Approximately 4.2 acres
- **Ownership:** All units are individually owned; common elements are owned collectively by the unit owners through the Association.

The Association maintains a **State of Florida submerged land lease** for two (2) dock structures providing a total of **17 boat slips**, administered and funded by the Association.

There is **no commercial space** within the project. All common areas are reserved exclusively for the **private use of deeded unit owners and their authorized occupants**.

Frequently Asked Questions

1. Is the condominium project completed?

Yes.

Sundown Riverside Condominium Association is a **completed project**. All units have been constructed and the developer formally transferred control of the Association to the unit owners in **1984**.

This meets the definition of a completed condominium project under the **Florida Condominium Act (Chapter 718, Florida Statutes)** and lender project review requirements used by **Fannie Mae** and **Freddie Mac**.

2. What are my voting rights in the Association?

Each condominium unit is entitled to **one (1) vote** in Association matters.

Voting rights are exercised in accordance with the Association's governing documents and **Section 718.106 and 718.110 of the Florida Condominium Act (Chapter 718, Florida Statutes)**.

3. What restrictions apply to the use of my unit?

Use restrictions are established in the Association's Declaration of Condominium, Bylaws, and Rules and Regulations.

Key restrictions include:

Smoking

Smoking or vaping of any kind is **prohibited inside units and on balconies**.

Designated smoking areas are limited to:

- Parking areas
- BBQ / outdoor common areas

Pets

- Pets are permitted **only for unit owners**, subject to Association rules.
- Guests or renters may not keep pets unless otherwise permitted by the governing documents.
- Pets must be **leashed while on common property**.
- Pets may not be left unattended on balconies.
- Owners must immediately clean up pet waste.

- Violations may result in a **\$50 fine per occurrence** pursuant to **Section 718.303, Florida Statutes**.

Exterior Appearance

The following are prohibited without Board approval:

- Exterior antennas or satellite devices
- Signs or displays on the exterior of buildings
(Signs may be allowed on **rear balcony walls only**, not railings)
- Clotheslines or similar devices on balconies
- Obstruction of exterior windows except with **white blinds or liners**

Noise

Quiet hours are observed beginning at **10:00 p.m.** in accordance with Association rules and applicable local ordinances.

Owners and occupants must avoid any activity that creates an unreasonable disturbance to other residents.

4. Are there restrictions on leasing my unit?

Yes. Leasing must comply with both Association rules and applicable laws.

Rental Requirements

- Short-term rentals (less than **6 months and 1 day**) may require applicable licensing and tax registration under State and local requirements.
- Long-term leases (6 months or longer) require **Board approval** and may require a security deposit.
- All tenants must comply with the Association's governing documents.

Association Rental Program

All rentals must be administered through the **Association's approved rental management program**, as established in the governing documents.

This policy ensures compliance with insurance, liability, and operational standards.

These leasing restrictions are authorized under **Section 718.110 and 718.112 of the Florida Condominium Act (Chapter 718, Florida Statutes)**.

5. What are the regular monthly dues and when are they due?

Monthly assessments are due **on the 1st day of each month.**

A **grace period until the 15th** is provided.

Payments received after the 15th are subject to:

- **\$10 late fee**
- **Applicable interest as allowed under Section 718.116 of the Florida Condominium Act (Chapter 718, Florida Statutes)**

Monthly Dues

Unit Type Monthly Assessment

1-Bedroom \$766.00

2-Bedroom \$1,190.00

3-Bedroom \$1,357.00

6. Are there any special assessments?

Yes. A **Pool Improvement Assessment** will be levied and payable in three installments.

Payment Schedule

- January 1, 2026
- February 1, 2026
- March 1, 2026

Assessment Amounts

Unit Type Total Assessment

1-Bedroom \$1,074.88

2-Bedroom \$1,190.00

3-Bedroom \$1,988.86

Special assessments are authorized under **Section 718.116, Florida Statutes.**

7. Must I join any additional associations?

No.

Ownership within Sundown Riverside does **not require membership in any other mandatory association.**

8. Are there fees for recreational or common facilities?

There are **no separate land-use or recreation fees.**

Boat Dock Use

- The Association maintains **two dock structures with 17 slips** under a State land lease.
 - Boat slips are assigned **first-come, first-served** and must be registered with the Association office.
 - A boat placard must be displayed while occupying a slip.
 - Owners are responsible for damages caused to docks by their vessel.
 - Boats absent from the property for **more than 24 hours** must vacate the assigned slip.
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9. Is the Association involved in any litigation exceeding \$100,000?

No.

The Association is **not currently involved in any litigation** that could reasonably result in liability exceeding **\$100,000.**

This disclosure aligns with condominium lender review requirements established by **Fannie Mae and Freddie Mac.**

10. Is the property a hotel, resort, or assisted living facility?

No.

Sundown Riverside Condominium Association:

- Is **not a hotel or motel**

- Does **not** provide resort services
- Does **not** provide daily maid service
- Does **not** provide food services
- Is **not** an assisted living facility
- Is **not** a continuing care retirement community

All structures are **permanent residential condominium units**.

11. What is the status of the Milestone Inspection and Structural Integrity Reserve Study (SIRS)?

The Association has completed required inspections in accordance with **Florida law governing structural safety and reserves** under the **Florida Condominium Safety Law (SB 4-D / SB 154)** and the **Florida Condominium Act (Chapter 718, Florida Statutes)**.

- Required **Milestone Inspection**: Completed and passed
 - **Structural Integrity Reserve Study (SIRS)**: Completed and filed with Association records
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12. What is the status of the Reserve Study?

A professional **Reserve Study** has been conducted by:

BE-CI Engineering

Reserve funds are maintained in **segregated reserve accounts** dedicated to capital repair and replacement items, consistent with **Section 718.112(2)(f) of the Florida Condominium Act (Chapter 718, Florida Statutes)**.

13. What insurance coverage does the Association maintain?

The Association maintains insurance coverage required under **Section 718.111(11) of the Florida Condominium Act (Chapter 718, Florida Statutes)**.

Association Insurance Includes

- Property hazard coverage
- Flood insurance (due to FEMA flood zone designation)

- Liability insurance
- Other coverage as required by law or the governing documents

Unit Owner Insurance

Each unit owner must maintain a current **HO-6 condominium insurance policy** covering:

- Interior improvements
 - Personal property
 - Liability coverage
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14. What financial controls are in place?

The Association maintains the following financial controls:

- Separate **Operating Account**
- Separate **Reserve Account**
- Separate **Rental Program Account**

Additional controls include:

- Monthly bank statements for each account
 - Reconciliation of all accounts by the **10th day of each month**
 - Financial oversight consistent with **DBPR condominium accounting standards**
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15. What is the status of emergency life-safety systems?

Life-safety equipment is maintained in accordance with **Escambia County** and **State of Florida** fire safety regulations.

Fire safety systems are serviced and inspected under contract by:

AFPS – Fort Walton Beach, Florida

Inspections include:

- Fire extinguishers
 - Alarm systems
 - Emergency equipment
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16. Prepared By:

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