



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

EFFECTIVE MARCH 1, 2018 THROUGH FEBRUARY 28, 2019

Q. What are my voting rights in the Condominium Association?

A. One vote per unit owned.

Q. What restrictions exist in the Condominium Documents on my right to use my unit?

A.

- 1) Adult Community - at least one person occupying the unit must be 55 years of age, unless "grand- fathered in."
- 2) Each unit must be occupied only as a single-family private dwelling. No businesses allowed.
- 3) No children under 13 years of age permitted to visit or reside more than 30 days in any calendar year.
- 4) No trucks, RV's, motorcycles, boats, and/or trailers allowed to park in guest parking.
See rules regarding RV/Boat parking. (parking permits issued through Association office)
- 5) No pets allowed, unless documented service or assistive animal.
- 6) Cannot change the exterior of the building including walls, doors, windows, walkways, railings or roofs. No antennas or aerials. No "For Sale" or "For Rent" signs.
- 7) Automobiles and bicycles must be parked in designated areas. One Carport is designated per unit.
- 8) No nuisances of any practice that is a source of annoyance to fellow residents will be allowed.

Q. What restrictions exist in the Condominium on the leasing of my unit?

A.

- 1) Unit owner may not lease his unit without prior Board of Directors approval.
- 2) Lease will not be for less than 60 days.
- 3) Unit cannot be leased in excess of three times each calendar year.
- 4) Unit owner leasing his unit must give the Board of Directors the name and address of the intended lessee and other pertinent information.
- 5) The Board of Directors must approve/disapprove within 30 days of receipt.
If approved, a certificate will be issued by the Association office and signed by two Board members. There is a \$100.00 processing fee for this application.

Q. How much are my assessments to the Condominium Association for my unit type and when are they due?

A. 1 Bedroom \$240.44 2 Bedroom \$332.99

(effective 03-01-18 thru 02-28-19)

Assessments are due the first of each month and late after the 10th.

Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association?

A. You do not have to be a member of any other association.

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. You do not have to pay rent or land use fees for recreational or other commonly used facilities.

Q. Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A. The Association is involved in litigation against Citizens Insurance for overcharging insurance premiums. No set dollar amount.

NOTE:

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.