

# **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

## **WINDRUSH BAY CONDOMINIUM ASSOCIATION INC.**

December 12, 2014

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

A: The owner of each unit is entitled to one vote as a member of the Association (one vote for each unit owned).

Q: What restrictions exist on my right to use my unit?

A: Each of the units shall be occupied only by the individual owner, members of a family, their servants and non-paying social guests. Sale of the unit is subject to approval of the Association. Certain pet restrictions apply.

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

A: Units may be leased provided the occupancy is only by the lessee and members of his family, servants and non-paying guests and further provided that the lease for a term of (3) months or longer except that the sponsor reserves the right to lease to qualified lessees, as determined in the sole judgment of the sponsor, for shorter time periods. No rooms may be rented and no transients may be accommodated in a unit. No unit owner may lease a unit or any interest therein for a period in excess of one year without approval of the Association. Lessees are not allowed pets.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: Please see current budget.

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? Also, how much are my assessments?

A: No.

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: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: No.