

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

GARDENS BY THE SEA CONDOMINIUM ASS.

JANUARY 1, 2009

As of _____

Name of Condominium Association

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

A: **The members of the Association shall be entitled to one vote for each apartment owned by them. No more than 90 total votes may be cast. The process of exercising voting rights shall be determined by the Condominium documents.**

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: **Each of the apartments shall be occupied only by an owner, his servants and guests, as a single family residence and for no other purpose. Maintenance of any four-legged pet exceeding 25 pounds or which creates any noise disturbance is prohibited. Further use restriction details are available in the Condominium documents.**

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

A: **An entire apartment may be rented provided occupancy is only by the Lessee and his family and guests and the term thereof shall be not less than one month and no more than 12 months. The occupancy of any one bedroom apartment is limited to (4) persons, and of any two bedroom apartment to six (6) persons. Further use restriction details are available in the Condominium documents.**

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

A: **Assessments are different for one and two bedroom apartments and are detailed in the condominium annual budget. Payments are due quarterly on January 1st, April 1st, July 1st and October 1st.**

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? If so, identify each such case.

A: **NO**

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.