

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

NORTH EAST GARDEN APARTMENTS CONDOMINIUM As of January 1, 2023

Q1: What are my voting rights in the Condominium Association?

A1: The owner(s) of each condominium unit shall collectively be entitled to one (1) vote. If a unit is owned by one person, the vote shall be cast by the owner. If a unit is owned by more than one person, the vote shall be cast by the voting representative designated by the owners.

REFER TO SECTION 2 OF THE BYLAWS OF THE ASSOCIATION.

Q2: What restrictions exist on my right to use my unit?

A2: Units shall be used for residence purposes only by a single family plus its guests. No nuisances shall be allowed on the Condominium property. Owners shall be required to abide by the Rules and Regulations of the Association.

REFER TO ARTICLE 13 OF THE DECLARATION AND THE RULES AND REGULATIONS ATTACHED AS EXHIBIT C TO THE DECLARATION.

Q3: What restrictions exist on the leasing of my unit?

A3: Owners must obtain the approval of the Association for the lease of a unit prior to occupancy of the unit by the prospective tenant. A copy of the lease agreement shall be provided to the Association.

REFER TO ARTICLE 14 OF THE DECLARATION.

Q4: How much are my assessments to the Condominium Association for my unit type and when are they due?

A4: Monthly assessments are based on a 1/30th share of the common expenses and any common surplus. See current budget.

Q5: Do I have to be a member of 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?

A5: No.

Q6: 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?

A6: No.

Q7: Is the Condominium Association currently a party of record in any court case in which the Association may face liability in excess of \$100,000? If so, identify each such case.

A7: 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.