

EDEN OWNERS ASSOCIATION

Frequently Asked Questions and Answers

EFFECTIVE JANUARY 1, 2018

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

A: The owner or owners of a single condominium unit in Eden or Eden III shall collectively be entitled to one (1) vote for that condominium unit.

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

A: No sale, conveyance or transfer by any other manner of a condominium unit shall be valid without the approval of the Association, which approval shall not be unreasonably withheld. No restrictions exist on children residing in the condominium. However, there are a number of use restrictions set forth in the Declaration of Condominium.

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

A: No lease or transfer by any other manner of a condominium unit shall be valid without the approval of the Association which approval shall not be unreasonably withheld. Notwithstanding the foregoing, residential or vacation rentals for a period of one (1) year or less shall not be subject to approval of the Association, and shall be made at the discretion of any unit owner or terms to be determined by such owner. In addition, no condominium unit shall be sold on a "time-share basis".

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

A: The estimated 2018 monthly assessments for each unit in Eden and Eden III Condominiums are listed below:

EDEN PHASE I & II

EDEN PHASE III

Apartment Type	Monthly Fee*	Apartment Type	Monthly Fee*
A	408.10	C	720.14
B	685.00	Cx	709.65
C	720.14	F1	931.41
D & F	816.21	F2 & F2x	1133.27
E & G	876.98	E	1473.18

NOTE: *Includes monthly phone, wireless internet, and TV fees.

Assessments are due on the first day of each month and are delinquent and subject to late fees after the eleventh day of each month.

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

A: No other membership is required. There are no other mandatory membership associations.

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: Other than the assessment for Eden Owner's Association, Inc., no unit owner is required to pay any 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 \$100,000.00? If so, identify each 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.

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date1	date2	state_desc	rent
2/14/2015	2/17/2015	Web Booking	480
2/21/2015	2/25/2015	Owner	0
3/7/2015	3/21/2015	Web Booking	2127.13
3/21/2015	3/22/2015	Owner guest	0
3/22/2015	3/28/2015	Regular	1123.2
3/28/2015	4/4/2015	Regular	1250
4/4/2015	4/12/2015	Owner	0
4/30/2015	5/4/2015	Regular	707.2
5/14/2015	5/20/2015	Maintenance-withc	0
6/2/2015	6/9/2015	Web Booking	1719
6/9/2015	6/13/2015	Owner	0
6/13/2015	6/20/2015	Regular	1810
6/20/2015	6/27/2015	Owner	0
6/27/2015	7/7/2015	Owner guest	0
7/7/2015	7/18/2015	Web Booking	3001.44
7/18/2015	7/26/2015	Regular	1964.57
7/27/2015	7/31/2015	Web Booking	1144.8
8/1/2015	8/5/2015	Web Booking	1272
8/13/2015	8/17/2015	Owner	0
9/4/2015	9/7/2015	Web Booking	564
9/7/2015	9/14/2015	Web Booking	1025
9/16/2015	9/20/2015	Regular	752
9/24/2015	9/28/2015	Regular	752
10/3/2015	10/9/2015	Web Booking	1128
10/9/2015	10/13/2015	Regular	752
10/30/2015	11/3/2015	Owner	0
12/8/2015	12/11/2015	Deep Clean	0
1/1/2016	3/1/2016	Long Term	3500
3/1/2016	3/28/2016	Web Booking	4199.99
3/29/2016	4/2/2016	Owner	0
4/3/2016	4/9/2016	Web Booking	1140
5/19/2016	5/23/2016	Owner guest	0
5/23/2016	5/28/2016	Web Booking	814.92
5/28/2016	5/31/2016	Regular	1002
6/3/2016	6/11/2016	Owner guest	0
6/11/2016	6/18/2016	Regular	2004
6/18/2016	6/25/2016	Web Booking	2004
6/30/2016	7/9/2016	Regular	2576.58
7/9/2016	7/13/2016	Web Booking	1269.2
7/13/2016	7/20/2016	Web Booking	2004
7/20/2016	7/24/2016	Web Booking	1169
7/24/2016	7/28/2016	Web Booking	1336
7/28/2016	8/1/2016	Web Booking	1336
8/1/2016	8/9/2016	Owner guest	0
8/13/2016	8/20/2016	Owner	0

9/2/2016	9/6/2016 Web Booking	752
9/8/2016	9/18/2016 Web Booking	1534.8
9/26/2016	9/29/2016 Deep Clean	0
9/30/2016	10/7/2016 Web Booking	1125
10/7/2016	10/10/2016 Web Booking	564
10/12/2016	10/15/2016 Regular	564
1/20/2017	1/23/2017 Owner	0
2/3/2017	2/14/2017 Web Booking	1508.56
2/18/2017	2/25/2017 Regular	960
2/25/2017	2/28/2017 Web Booking	480
3/1/2017	3/5/2017 Owner guest	0
3/5/2017	3/10/2017 Owner guest	0
3/11/2017	3/18/2017 Web Booking	1042.84
3/25/2017	3/31/2017 Web Booking	615
4/1/2017	4/9/2017 Web Booking	1355
4/10/2017	4/15/2017 Owner guest	0
4/15/2017	4/22/2017 Owner guest	0
5/18/2017	5/22/2017 Regular	832
5/24/2017	5/31/2017 Regular	1680.87
6/2/2017	6/10/2017 Regular	1842
6/10/2017	6/15/2017 Web Booking	1670
6/15/2017	6/18/2017 Regular	901.8
6/22/2017	6/25/2017 Regular	1002
6/25/2017	6/29/2017 Web Booking	1336
6/29/2017	6/30/2017 Regular	267
7/1/2017	7/8/2017 Web Booking	2004
7/8/2017	7/14/2017 Regular	1854
7/14/2017	7/21/2017 Web Booking	2004
7/21/2017	7/25/2017 Regular	1336
7/25/2017	7/28/2017 Owner	0
7/28/2017	7/31/2017 Web Booking	1002
8/24/2017	8/28/2017 Web Booking	752
8/28/2017	9/1/2017 Regular	664
9/1/2017	9/4/2017 Regular	564
9/18/2017	9/25/2017 Regular	1125
10/3/2017	10/13/2017 Regular-tax exemp	1150
11/14/2017	11/17/2017 Deep Clean	0
1/15/2018	3/1/2018 Long Term	2709.68
3/24/2018	3/31/2018 Web Booking	1250
3/31/2018	4/7/2018 Web Booking	1250