

The Marseilles Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET As of August 1, 2017

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

A. Each unit shall be entitled to a voting interest of one (1) vote. If a Unit is owned by two or more persons, is under a lease, or is owned by a corporation, a certificate, as required by the Bylaws must be filed with the Association Secretary designating the person entitled to vote for the Unit. Such voting rights are further detailed in the community documents.

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

A. Use is restricted to residential purposes, must be in compliance with all governmental regulations and shall not constitute a nuisance. The unit may be put to no use that would increase the Association's insurance costs, without prior written consent, and no structural changes may be made within a Unit without prior written consent. Alteration and improvement on Units require certain approvals and owners may not paint or otherwise decorate or change the appearance of any portion of the exterior of the building. Common household pets are permitted to be kept by Unit owners but shall not be kept in such number as to be an annoyance to other unit owners. All pets must be held, kept on a leash and under the control of a responsible party at all times that they are in the common property. All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets. The Association has a designated area where pets may be walked on a leash by their owners. Waste bags and a receptacle are provided. The Association further reserves the right to adopt and enforce additional pet regulations necessary to ensure that pets are not and do not become a nuisance, and demand that a member permanently remove any and all pets which create disturbances and annoyances from the condominium property.

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

A. The unit may be leased for residential purposes only and cannot be leased for short term (vacation) rentals. Leases must be one year or longer and must not include a provision to sublease. The lease must be approved by the Board of Directors.

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

A. The dues \$1,250.00 monthly and \$15,000 yearly. The association payments are due on the 1st of each month and considered late if received after the 10th. Late fees are charged if payment is not received by then.

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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 the association? Also, how much are my assessments?

A. No, 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. No, you are not required to pay rent or land use fees for any recreational or other commonly used Facilities.

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

A. None

The responses herein are made in good faith and to the best of my ability as to their accuracy.

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 CONDOMIN