

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
SEA WATCH CONDOMINIUM ASSOCIATION, INC.
Effective January 1, 2018**

- Q. What are my voting rights in the Condominium Association?**
- A. The owner or owners of a single condominium unit shall collectively be entitled to one vote for that condominium unit.**
- Q. What restrictions exist in the condominium documents on my right to use my unit?**
- A. Use is limited to residential purposes for each residential unit. No restrictions exist on children residing in the Condominium. However, there are a number of use restrictions set forth in Paragraph 10 of the Declaration of Condominium.**
- Q. What restrictions exist in the condominium documents on leasing my unit?**
- A. All leases or rental agreements must be in writing. In addition, no condominium shall be sold on a time share basis. The Association reserves the right to prescribe reasonable rules and regulations relating to the lease and rental of units and to enforce the same directly against such tenant or other occupant by the exercise of such remedies as the Board of Directors of the Association deems appropriate, including eviction. See Paragraph 3.3 and 21 of the Declaration of Condominium. The Declaration of Condominium permits the record owners of all units of any building within the Condominium to, by the unanimous vote of all such record owners and as approved by the Association, prohibit the rental of all such units in the building and to designate the building as a "non-rental building". (See Declaration of Condominium, Section 21.2)**

- Q. How much are my assessments to the Association for my unit type and when are they due?**
- A. The monthly assessments are currently \$1250 for a 5 bedroom unit and \$1250 for a 4 bedroom unit. Assessments for each unit are a percentage of the total expenses of the Association equal to the square footage of the unit divided by the total square footage of all units within the Condominium.**
- Q. Do I have to be a member in any other association?**
- A. As stated, you are only required to become a member of the 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. You are not required to pay 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? If so, identify each such case.**
- A. The Association is not involved in any court cases. There are no other mandatory membership association.**

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.

Receipt of this Questions and Answers Sheet it acknowledged this _____ day of _____ 20__.

Purchasers
