

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Villas at Emerald Dunes Condo Association

January 31, 2024

As of \_\_\_\_\_

\_\_\_\_\_  
Name of Condominium Association

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

A: The owner(s) of each Unit shall be entitled to one (1) vote on an issue that comes before the condominium association requiring unit owner approval. If a unit is owned by more than one person or entity (i.e., a corporation, partnership or trust), the unit owner shall file with the association a voting certificate designating the person entitled to vote for the unit. The designation made by voting certificate may be changed at any time by the owner(s) of the unit.

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

A: Use: The units are to be used for residential purposes only, whether for permanent or temporary use. Please see section 17. of the Declaration. Pets: One bedroom units may maintain one (1) pet. Two (2) bedroom & Three (3) bedroom units may maintain 2 pets. Each dog can not weigh more than 35 lbs, and each cat can not weigh more than 15 lbs. Pets cannot be left unattended in patios/balconies. Alterations: All alterations must be approved by the Board of Directors.

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

A: No more than two (2) leases per year. Each lease must not be for less than 2 month each. All tenants must have an orientation with the management office before taking possession of a unit. Please contact the management office for a current list of items needed prior to your tenant moving in.

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

A: Assessments range from \$293.28-\$581.34. Due the first of each month.

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: The Condominium Association is a member of the Vista Center Association, Inc. (the "master Association")The Condominium Association and not the Unit owners have voting rights with respect to the Master Association as set forth in the Master Covenants. The Unit Owners are non voting members of the Master Association. The Master Association assessments are included in the budget for the Condominium Association as reflected on Exhibit M to the Prospectus.

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: Only court case pending is a slip and fall case. Marton VS VED. I'm not sure if this case will exceed \$100,000.

**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.**