

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Forest Hill Villas Garden Condominium Association, Inc.

As of 3/5/2024

Name of Condominium Association _____

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

A: Each unit has one vote. If a unit is owned by two or more persons, one person must be designated as the voting representative.

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

A: Units shall be used as single family residences only. No immoral, improper, offensive, or unlawful use shall be made of any unit property. In order to assure a community of congenial residents, and to protect the value of the units, there are specific restrictions on the sale, lease, and transfer of units.

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

A: The association documents require any owner that intends to make a sale or lease of the apartment must give written notice to the Association of such intention together with the name and address of the intended purchaser or lessee, along with a copy of the sales or lease contract. Lease period of not less than 60 days.

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

A: Assessments are \$348.00 and are due on the 1st 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: No. The only Assessments are the \$348.00 to Forest Hill Villas Garden Condominium Association, Inc.

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: 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.