

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Half Moon Bay Condo Phases 1 & 2

As of March 2025

Name of Condominium Association

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

A:

Member voting, no accounts past 90 days.

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

A:

Do not create any nuisance. No pets. Two cars max. No subletting. Purchase & lease interview and certificate of approval required to become a resident. ARB applications for changes are mandatory. Pool & amity rules, governing document bylaws, rules & regulations must be adhered to.

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

A:

No subletting. Lease renewals are required at the end of term. Purchase & lease interview and certificate of approval required to become a resident.

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

A:

Due Quarterly.  
Phase 1: Units A = \$2908.74, B = \$2991.84, C = \$4155.34, D = \$4169.53, E = \$4459.39, F = \$4236.42, Phase 2: Units A = \$3040.49, B = \$3121.57, C = \$4351.28, D = \$4351.28

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:

Yes. Half Moon Bay Master Association. Members right to vote, no account over 90 days. These dues are built into the phases quarterly payments.

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.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

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.**