

THE FAIRWAYS OF



Condominium Association, Inc.

QUESTION AND ANSWER SHEET 2026

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

A: Each owner or the owners collectively of a unit shall be entitled to one (1) vote with respect to all matters on which a vote by unit owners is to be taken under the Condominium Documents or the Condominium Act. For additional details, see Section VIII of the Declaration of Condominium - "Voting Rights of Unit Owners".

Q: What restrictions exist on my right to use my unit?

A: See Section XIV of the Declaration of Condominium "Use & Occupancy Restrictions" including amendments thereto and the Rules & Regulations of the condominium association. No pets. Parking for conventional passenger vehicles only. 2 car limit for owners, 1 car limit for renters.

Please note: This community operates as housing for people 55 years of age or older.

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

A: See Section XI of the Declaration of Condominium "Sales, Leases & Mortgages of Units" including amendments thereto, and Section XIV of the Declaration of Condominium "Use & Occupancy Restrictions" including amendments thereto, and the Rules & Regulations of the Condominium Association. In addition to the restrictions contained in Sections XI and XIV as stated above, please note that unit owner must own unit for at least one (1) year before the unit can be rented, a unit can be rented only once per calendar year and for not less than three (3) months, and only one unit can be owned for the purpose of renting. Credit and criminal history search required.

Please note: This community operates as housing for persons 55 years of age or older.

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

A: Monthly payments are due the first (1st) of each month.

2 Bedroom Apartment	\$603.00	2 Bedroom Villa	\$789.00
Townhouse	\$661.00	2 Bedroom/Den Villa	\$921.00
2 Bedroom/Den Apartment	\$730.00	3 Bedroom Villa	\$949.00

Q: Do I have to be a member of any other association? If so, what is the name of the association, what are my voting rights in this association, and how much are my assessments?

A: Yes - Boca Lago Property Owners Association. Each owner or the owners collectively of a unit shall be entitled to one (1) vote with respect to all matters on which a vote by unit owners is to be taken under the Condominium Documents or the Condominium Act. The assessment due to the Property Owners Association is already included in the assessment as stated above.

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