

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Name of Condominium Association: Windermere Condominium, Inc.

As of: 01/01/2026

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

A: Each unit is entitled to one vote. If there are joint owners, corporate ownership or other types of ownership other than an individual single-name ownership, a voting certificate is needed to identify the specific individual who has the authority to vote for that unit.

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

A: Your use of the Unit is subject to and governed by the Condominium's recorded Declaration, Articles of Incorporation, Bylaws, and duly adopted Rules and Regulations, as amended from time to time. Prior written approval of the Association is required before any lease, sale, or other transfer of a Unit. The governing documents also impose occupancy limitations and restrictions on visitor stays. No exterior alterations, modifications, or improvements may be made without the Association's prior written consent. In addition, the governing documents contain restrictions and regulations concerning parking, vehicles, pets, noise, and nuisance activities. For a complete statement of all rights, obligations, and restrictions, you should carefully review the Condominium's Declaration, Articles, Bylaws, and current Rules and Regulations.

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

A: New tenants must be screened and approved by the Board of Directors. This includes a background check. No subleasing and no transient tenants are allowed.

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

A: The monthly Association dues is \$485.00. Monthly dues 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.

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.

Q: Does the Association have the Right of First Refusal?

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.