

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

THE SHORES AT WELLINGTON CONDOMINIUM ASSOCIATION, INC.

As of February 15, 2023

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

A. Each Unit has one (1) vote which, in the case of joint ownership, shall be cast as the owners decide between/among themselves. Please refer to Article IV, Section D. of the Articles of Incorporation.

Q. What restrictions exist in the condominium documents on my right to use my Unit?

A. Please refer to Article XIII of the Declaration of Condominium and the Rules and Regulations of the Association which provide (among other things) that your Unit may be used only for lawful purposes, that sound backing is required under hard-surfaced floors (other than kitchens, bathrooms and balconies), certain pet restrictions (including no more than two pets per unit, which must be leashed when outside) and the like. Be careful to review what types of vehicles, and the limit of two per Unit, which may be parked on or around the condominium property and where they may be parked. Pickup trucks are allowed but regulated as to size, four wheels only, no letters or graphics and limited attachments. Nuisances are prohibited.

Q. What restrictions exist in the condominium documents on the leasing of my Unit?

A. The association must approve any lease and the minimum lease term is seven (7) months. You are jointly and severally liable with your tenant for violations of the condominium documents. Only the person listed on the approval documents may occupy a Unit, except for guests staying for a period of no more than a majority of any thirty (30) day period. Please refer to Article XIII, Section 9. of the Declaration of Condominium.

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

A. The following assessments are monthly and due on the first day of each month:

Units 101, 201, 105 & 205	\$1,006.94
Units 102 & 104	\$843.25
Units 103, 203, 303 & 403	\$843.43
Units 202, 302, 402, 204, 304 & 404	\$893.88
Units 301, 401, 305 & 405	\$1,0007.00

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. You will be a member of The Shores of Wellington Property Owners Association, Inc. (the "POA") which has control over, and its members share use rights in, the recreational facilities serving the overall Shores community. The assessments are currently \$384 per quarter.

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. See above regarding the POA assessments.

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. There are no such suits.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES HEREIN, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.