

EXHIBIT 10 FREQUENTLY ASKED QUESTION AND ANSWER SHEET OCEAN GARDEN CONDOMINIUM
ASSOCIATION, INC.

JANUARY 1, 2026

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

A: One vote per unit. See Article II, of the Bylaws and Section 7.2 of the Declaration regarding voting designation and requirements.

Q: What restrictions exist in the condominium documents on my right to use my unit? Units may be used only for residential purposes and no nuisances are allowed.

A: See of Section 10 of the Declaration regarding use restrictions. Up to two domestic pets (excluding dogs) are allowed, but with restrictions on the number and size. See 10.9 of the Declaration.

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

A: Units may not be leased for less than one (1) month. All leases must be approved by the Association. Approval of leases is required, but the only criteria applicable are those items stated in Section 11.2 of the Declaration.

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

A: The current assessment is \$475.00 for all unit types is due on the first of the every 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 the association? Also how much are my assessments?

A: No other association membership is related to the condominium and no membership in any other association is required.

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 rent or land use fees for recreational or other commonly used facilities are required.

Q: Is the condominium association or other mandatory membership association involved an any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: There is no pending litigation.

CAUTION: 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. THE ASSOCIATION ASSUMES NO RESPONSIBILITY FOR VERBAL REPRESENTATION.