

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

HARBOUR BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

As of JANUARY 1st 2024

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

A: Article IX, Section D of the Declaration states: Each unit shall be entitled to one *vote* to be cast in accordance with the provisions of the Articles of Incorporation and the By-Laws of the Association. Owners more than ninety (90) days delinquent can have their voting rights revoked by the Board of Directors.

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

- A:
- 1) Article III Section J of the Declaration provides that each unit, other than the Commercial Units, shall be used only for transient, residential purposes and may not be utilized as the unit owner's homestead.
 - 2) Article XXX, Conveyance, Sales and Transfers: Any sale transfer or conveyance must be approved by the Board of Directors in accordance with Article XXX of the Declaration.
 - 3) Article XXXVIII PETS: No Pets or Animals shall be permitted within the Units or Condominium Property.

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

A: None, the Association is a transient rental community. Owners cannot permanently reside in their units.

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

A: The common expenses are assessed against each condominium unit owner as provided in Article XIII of the Declaration of Condominium:

- Assessment amount for 2024 - \$650
- Assessments Due - Monthly

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?

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 \$100,000.00? If so, identify each such case.

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 CONDOMINIUM DOCUMENTS.