

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

COMMUNITY HOSPITAL PROFESSIONAL CONDOMINIUMS ASSOCIATION, INC.

As of January 1, 2026

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

A: In accordance with Article VIII. of the Declaration of Condominium and Section 2. of Article II. of the By-Laws of Community Hospital Professional Condominiums Association, Inc. (the "By-Laws"), there shall be one voting member per unit and each unit is entitled to the number of votes equal to that unit's percentage of ownership in the common elements as expressed on Exhibit "D" to the Declaration of Condominium. See Ownership Chart below.

<u>Ownership of Common Elements - Phase I</u>	
<u>Unit</u>	<u>Percentage of Ownership</u>
1	16.648%
2	16.664%
3	16.664%
4	16.696%
5	16.528%
6	16.800%

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

A: No office unit may be sold, leased, gifted, devised or transferred without the approval of the Association. Article XIV, Section C. of the Declaration of Condominium contains the process for Association approval. Article XIV of the Declaration of Condominium establishes the majority of restrictions on the use of the unit. For example, no owner may attach, affix, hang, display or place anything on the exterior walls, or roof, including awnings and/or storm shutters, doors, or windows of the unit, nor may the owner grow any plant, shrubbery, vine or grass outside the unit, nor shall the owner place any furniture or equipment outside the unit without written approval from the Association. Single family residential use only.

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

A: No unit may be leased without the written approval of the Association. An owner must provide the Association with the name and address of the intended lessee and such other information as the Association reasonably requires, along with a copy of the executed lease. The Association has thirty (30) days to approve or disapprove the proposed lease. See Article XIV of the Declaration of Condominium.

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

A: Quarterly assessments for 2026 are as follows:

Unit 1 = \$2,115.42

Unit 2 = \$2,116.69

Unit 3 = \$2,116.69

Unit 4 = \$2,121.78

Unit 5 = \$2,100.18

Unit 6 = \$2,134.48

Quarterly assessments are due before the 10th day of each quarter to avoid interest.

Q: Do I have to be a member in any other association?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

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?

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.