

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of November 6th, 2023

Name of Condominium Association _____

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

A: The owner of each condominium shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of the Condominium.

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

A: Use restrictions are defined in Article X of the Declaration. Each unit is hereby restricted to residential use by the owner or owners thereof, their immediate families, lessees, guests, and invitees. All units are restricted to no more than six (6) occupants without the Association's consent. There are no restriction upon children. Article X, Section M of the Declaration says the following: two (2) household pets, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owner's unit. All pets must be kept on a leash when outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pets in the common elements. Pets shall not create a nuisance.

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

A: The unit may be leased provided the occupancy is only by one (1) lessee and members of his immediate family and guests, and terms are minimum seven (7) months with prior approval of the homeowners association. No individual rooms in a unit may be rented. No subleasing is allowed. Short term rentals with minimum of 3 days are allowed with certain restrictions including participating in designated short term rental management company program. Refer to Article X of Declaration.

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

A: A basic assessment of \$595 per unit per month is due on first of the month plus electric cost for central air-conditioning which is \$64 for Rotax, \$79 for Continental, \$83 for Lycoming, and \$104 for Rolls Royce unit types. Therefore Owners of Rotax units will pay \$659, Continental units will pay \$674, Lycoming units will pay \$678, and Rolls Royce units will pay \$699 per month. Assessment is due on the first 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: Membership in any association other than River Fly-In Condominium Association is not 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: There is no requirement to pay rent or land use fees for recreational or other commonly used facilities.

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: River Fly-In Condominium Association is not involved in any court cases.

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.