

# FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Cottages at Winding Creek Condominium Association, Inc.

As of January 1, 2024

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

**A:** On all matters on which the membership is entitled to vote there is one vote for each unit.

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

**A:** Restrictions upon use of the condominium and condominium units are set forth in the Declaration of Condominium and also in the Rules and Regulations that may from time to time be promulgated by the Board of Directors.

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

**A:** The minimum lease term is 12 months. All leases shall abide by all of the restrictions and rules of the condominium during their tenancy and a copy provided to the association. A \$100 lease fee applies per lease and payable to the association prior to move in.

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

**A:** \$343.00 per month due on the 1<sup>st</sup> 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:** 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 annually?**

**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? 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 THE CONDOMINIUM DOCUMENTS.