

QUESTIONS AND ANSWERS SHEET

THE CONDOMINIUMS OF INDIAN HARBOUR ASSOCIATION, INC.

Effective January 1, 2019

What are my voting rights in the condominium association?

The owners of each condominium unit are entitled to one (1) vote in the association for each condominium unit.

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

Wall hangings	Declaration* 11.4.C.7
Lighting	Declaration 11.4.C.8
Balconies and porches.....	Declaration 11.4.C.9 and 11.4.C.11
Windows and doors.....	Declaration 11.4.C.5 and 6
Exclusive use.....	Declaration 6.3
Maintenance standards.....	Declaration 11.3
Alteration and improvements by owners	Declaration 11.4
Clotheslines	Declaration 12.11
Shutters	Declaration 11.4.C.1
Occupancy restrictions	Declaration 12.1
Subdivision of units	Declaration 12.1.C
Guest use	Declaration 12.2
Pets and animals	Declaration 12.3
No nuisance, insurance risk and noise	Declaration 12.5
Compliance with ordinances and laws	Declaration 12.5
Signs	Declaration 11.4.C.2
Business activity prohibited	Declaration 12.7
Trash and garbage	Declaration 12.8
Leasing of units	Declaration 13
Sale and other transfer of units	Declaration 14
Passkey to units	Declaration 19.4
Satellite dishes	Declaration 11.4.C.3
Age restrictions; housing for older persons	Declaration 12.2

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

Association approval required	Declaration 13.1
Required contents in lease agreement	Declaration 13.2
Lease term	Declaration 13.3
Frequency of leasing	Declaration 13.3
No rooms rental and no subleasing	Declaration 13.3

*Declaration means the Amended and Restated Declaration of Condominium

(SEE REVERSE SIDE)

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

\$350.00 per month, per unit.

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?

No

Am I required to pay rent of land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

No

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.

None.

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.