

**HARBOR ISLES 11 CONDOMINIUM ASSOC., INC.**  
**FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET**

January 2017

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

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

**Q: What restrictions exist on my right to use my unit?**

A: Each unit is restricted to residential use by the owner or owners thereof, their immediate families, lessees, guests and invitees. Each two-bedroom unit is restricted to no more than four (4) occupants and each three-bedroom unit is restricted to no more than five (5) occupants, without the association's consent. There are no restrictions upon children. All owners and residents of the condominium are restricted to two (2) permitted vehicles without the association's consent to bring additional vehicles on the premises. One (1) pet shall be allowed to be kept in the owner's unit; however, the pet shall not exceed thirty (30) pounds in weight. All pets must be kept on a leash outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pet in the common elements. See Article X of the Declaration of 'Condominium.

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

A: Leases are controlled and require prior approval by the Board. New owners are prohibited from leasing their property during the first 365 days of ownership. All owners are limited/restricted to "no more than two lease periods of ninety (90) days or more in length per any twelve-month period." Leasing to a corporate entity is not permitted. The Application Form must be accompanied by a \$50 application fee and the lease must include the following addendum signed by unit owner(s) and tenant(s): "The tenant(s) is obligated and will comply with Harbor Isles Il Condominium Association Rules and any amendment to the Governing Documents and consenting to the Association's authority to initiate eviction proceedings for violations of the Governing Documents and any amendments to the Governing Documents."

**Q: How much are my assessments to the Condominium Association for my unit type and when are they due?**

A: An assessment of \$445.00 per month for all unit types is due on the first day of each month. A \$25 late fee is charged on fees received after the 10<sup>th</sup> of the 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 case.**

A: No

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES EXHIBITS HERETO THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**