

## FREQUENTLY ASKED QUESTIONS & ANSWERS

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

A: The designated person for each unit may vote in person or by proxy at all regular and special membership meetings of the association.

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

A: Restrictions are listed in item #10 of the Declaration of Condominium. In summary:

- ◆ Apartments are for residential use only.
- ◆ Children under age 18 are allowed only as visitors in the units.
- ◆ At least one permanent resident of at least 90% of the units must be age 55 or older.
- ◆ No pets are allowed.
- ◆ No nuisances are allowed.
- ◆ No unlawful use may be made of the condominium property.
- ◆ No "For Sale" or "For Rent" signs may be displayed.
- ◆ A neat and orderly exterior appearance must be maintained.
- ◆ The City Fire Code must be observed.

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

A: There are no other rent or land use fees other than the fees for laundry use or rental of a second parking place, if available.

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

A: There is no other association at Harbour Hill.

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

A: No apartment may be leased without approval of the Board of Directors.

- The proposed lessor must have owned the unit for not less than two years
- The term of the lease must not be less than 12 months
- An owner may only lease one apartment at a time

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

A: Due by the first of the month are the following for 2020:

Unit	Sq. Ft	Maintenance Fee		Cable TV & Internet		Total	
		Annual	monthly	Annual	Monthly	Annual	Monthly
1	1027	5676	473	631.8	52.65	6307.8	525.65
2	1366	7548	629	631.8	52.65	8179.8	681.65
3	1334	7368	614	631.8	52.65	7999.8	666.65
4	1397	7716	643	631.8	52.65	8347.8	695.65
5&6	975	5388	449	631.8	52.65	6019.8	501.65
7&8	1320	7284	607	631.8	52.65	7915.8	659.65
Ph1	2460	13584	1132	631.8	52.65	14215.8	1184.65
PH2	2746	15168	1264	631.8	52.65	15799.8	1316.65

Q: Is the condominium association involved in any court case 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.*