

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Solana Shores Condominium Association

02/22/2025

AS OF: _____

Name of Condominium Association

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

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

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

A: Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests, servants and invitees. Each unit is hereby restricted to no more than six (6) occupants. There are no restrictions upon children. Two pets, not to exceeding thirty-five (35) pounds each, shall be allowed to be kept in the owner's unit, and the pets must be kept on a leash on the condominium grounds and shall not create a nuisance. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. See use restrictions, Article X of the Declaration of Condominium.

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

A: The unit may be rented provided the occupancy is only by one lessee and members of his/her family. The minimum rental period shall not be less than ninety (90) days, which minimum rental period shall not be amended without the approval of the majority of the unit owners of the condominium. No owner shall enter into a lease, rental agreement or other similar conveyance of use of a unit during the first twelve (12) months of ownership of that unit, except, as part of the sales agreement, that unit may be leased back to the seller of the unit during that period.

A unit may not be rented more than twice in any calendar year. No rooms may be rented, and no transient tenants may be accommodated. Time-sharing of the home is prohibited. Ownership of a home on a monthly or weekly time-sharing program is prohibited. Subleasing of any home is prohibited. A copy of any lease shall be provided to the Association so that they are aware of who occupies the home and for what length of time.

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

A: The monthly assessment is \$1,025.00 and is due on the first day of each month. An administrative Late Fee will be assessed to your monthly payment, if payment is not received by the 11th day of each month at a rate of \$25.00 plus the maximum interest allowed by law after 30 days.

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 the 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.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No.

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE, A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.