

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET
WILLOW LAKES RV RESORT CONDOMINIUM ASSOCIATION, INC. AS OF January, 2022

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

A. The Association shall have one (1) class of voting membership, allocated on the basis of one (1) membership per unit. Joint owners may be asked to execute a designated voter certificate. See Section 2.7 of the bylaws for a complete Statement of Voting right.

Q. What restrictions exist on my right to use my Unit?

A. The use and occupancy of Units is restricted to the Unit Owner, the Unit Owner's family, guests and invitees. Occupancy by guests is limited to 30 days per year. The Units are intended for use as private recreational vehicle sites, subject to the Articles of Incorporation. Bylaws, Declaration of condominium, and rules and Regulations of the Association, as they may be amended from time to time by legislative authority or upon the vote of the Board Of Directors or Unit owners as set forth in the documents. See page 14 section 13.3 of the Declaration of condominium, and the Rules and regulations for a complete statement of the restrictions.

Q. What restriction exist on the leasing of my Unit?

A. Leases must be approved in advance by the Board of Directors of the Association. All leases must provide that the lessee abide by all Condominium documents and that a violation of the documents is a material breach of the lease. No consent to a leasing shall operate to release the Resident from any obligation under this Agreement, and no consent to a lease shall operate as a consent to an extension of the lease or to a future lease. No lease shall be permitted in excess of one (1) year. All proposed tenants must be approved in writing by the Board, subject to the provision that all sums due from the Unit Owner shall have been paid to the Association, together with a sum fixed by the Board to cover a screening fee of the Association, providing said fee does not exceed the amount allowed by law. All approved tenants shall sign a certificate wherein they acknowledge that they have read the Declaration of Condominium and the Rules and Regulations of the Association and agree to abide by same. See page 15 section 14.1.2 of the Declaration of Condominium, and the Rules and Regulations for a complete statement of the restrictions.

Q. How much are my assessments to the condominium association for my Unit and when are they due?

A. Regular monthly assessments for your unit are \$215.00 per month and are due and payable on the first (1st) day 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 right in this association? Also, how much are my assessments?

A. No. You do not have to be a member in any other association.

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. The common elements and recreational areas of the condominium are owned by the condominium. The only fees are the maintenance fees and assessments levied by the Association.

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 STATEMENT CONTAINED HERIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIITS HERETO. THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS