

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
OCEANS VISTAS CONDOMINIUM ASSOCIATION, INC.
(January 1, 2015)

- Q: What are my voting rights in the condominium association?
A: **Each Unit is assigned one vote. Each Unit has an undivided percentage interest in the common elements, common expenses and common surplus as stated in Exhibit B of the Declaration.**
- Q: What restrictions exist in the condominium documents on my right to use my unit?
A: **Article XI of the Declaration of Condominium provides extensive use restriction regarding the type of uses permitted at the Unit; the types of leases allowed for the Unit; use of Common Elements; pets, exterior appearance; and other topics. Please see said Article XI for full details. Additionally, the Association is empowered to adopt Rules and Regulations for the use of the Condominium property and the Common Elements although no rules and regulations are presently in effect.**
- Q: What restrictions exist in the condominium documents on the leasing of my unit?
A: **A minimum rental term of one (1) week.**
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
A: **The Condominium Association's regular monthly assessments are \$596.00 for each "A" model Unit, \$570.76 for each "B" model Unit, \$658.58 for each "C" model Unit, \$719.00 for each "D1" model Unit, \$720.08 for each "D2" model Unit, \$820.25 for each "E" model Unit, \$837.71 for each "F" model Unit and \$799.04 for each "G" model Unit. Said regular monthly assessment is payable on the first of each month.**
- Q: Do I have to be a member of any other association? Is so, what is the name of the association and what are my voting rights in these associations? 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 ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS THERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.