

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

WINDRUSH BAY CONDOMINIUM ASSOCIATION INC.

January 1, 2007

- Q: What are my voting rights in the condominium Association?
- A: The owner of each unit is entitled to one vote as a member of the Association (one vote for each unit owned).
- Q: What restrictions exist on my right to use my unit?
- A: Each of the units shall be occupied only by the individual owner, members of a family, their servants and non-paying social guests. Sale of the unit is subject to approval of the Association. Certain pet restrictions apply.
- Q: What restrictions exist in the condominium documents on the leasing of my Unit?
- A: Units may be leased provided the occupancy is only by the lessee and members of his family, servants and non-paying guests and further provided that the lease id for a term of (3) months or longer except that the sponsor reserves the right to lease to qualified lessees, as determined in the sole judgement of the sponsor, for shorter time periods. No rooms may be rented and no transients may be accommodated in a unit. No unit owner may lease a unit or any interest therein for a period in excess of one year without approval of the Association. Lessees are not allowed pets.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: Assessments are due the first of each month and are delinquent after the 10th of the month. For 2007 the assessments are as follows: Efficiency: \$134.82; 1BR/1BTH: \$167.18; 2BR/1BTH: \$203.49; 2BR/2BTH: \$219.31; 3BR/2BTH: \$259.58; and Villa: \$295.30.
- 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 \$100,000.00? If so, identify each such case.
- A: No.

The statements contained herein are only summary in nature. Unit owners and purchasers should refer to all Condominium Documents, Rules and Regulations, and account information from Sentry Management before making any decision to lease or purchase at this community. The condominium nor Sentry Management warrant this information. DPR FORM 33-022.