

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

RIVER BEND CONDOMINIUM ASSOCIATION OF BREVARD, INC.

January 2010

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

A: The owner of each condominium unit shall be entitled to cast one (1) vote per unit (Article VI, Declaration).

Q: What restrictions exist 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. All units are hereby restricted to no more than six (6) occupants. There are no restrictions upon children (Article X-A, Declaration).*
- *Two pets, not 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 (Article X-M, Declaration).*
- *No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association (Article X-G, Declaration).*
- *All residents are restricted to two (2) permitted vehicles with one (1) assigned garage parking space and one (1) outside parking space (Item X-K, Declaration).*
- *No boat, utility trailers, recreational vehicles, special purpose vehicles, motorhome, trailer, camper, watercraft of commercial vehicle may be parked on the condominium property (Article X-K, Declaration).*

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

A:

- *The minimum rental period is ninety (90) days with one (1) lessee occupying the unit. (Use Restrictions, Article X of the Declaration of Condominium).*
- *Leases must be presented to the Board for review (Article X-B, Declaration) and pay a processing fee of \$50.00 for each new lease (Item 4-K(12), Bylaws).*
- *Time sharing and subleasing of units and room rentals or transient tenants are all prohibited (Item X-B, Declaration).*

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

A: An assessment of \$425.00 per month for all unit types is due on the first day of each month. See the Estimated Operating Budget.

Q: Do I have to be a member of 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.

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

January 2010