

FREQUENTLY ASKED QUESTIONS & ANSWERS REGARDING
PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION

As of April 2016

Question: What are my voting rights in the Condominium Association?

Answer: Each unit has one (1) vote on any matter requiring a vote of the Membership, 111 total units.

Question: What restrictions exist in the Condominium Documents on my right to use my unit?

Answer: The Condominium Documents as amended define the various restrictions. Please refer to the Declaration of Condominium and any Rules and Regulations. This is a 55 + community.

Question: What restrictions exist in the Condominium Documents on the leasing of my unit?

Answer: No unit may be leased for a period of less than ninety (90) days. Application must be made and approved by Association. Processing fee \$150 includes a criminal background check. Must own for longer than (60) months before permitted to rent unit and no more than 20% (22 Units) can be rented at any one time.

Question: How much are my assessments to the Condominium Association for my unit and when are they due?

Answer: Each unit has a monthly maintenance assessment of either \$324.39 (one bedroom), \$414.84 (two bedroom), \$443.20 (two bedroom corner), due on the First day of each month. (These fees are for 2020-2021 subject to change Jan. 1 each year.) A special assessment for roofing replacements is in effect through March 2026. \$99.12 (one bedroom), \$133.03 (two bedroom), \$143.66 for (two bedroom corner)

Answer:

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:

Question:

No

Answer:

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?

Question:

There are no land leases or recreational leases.

Answer:

Is the Condominium Association or other mandatory member association involved in any court cases in which they may face liability in excess of \$100,000?

There is no legal action regarding liability limits in excess of \$100,000.

NOTE;

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