



CONDOMINIUM ASSOCIATION, INC.

11/18/2021

Condominium Frequently Asked Questions

Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A: Each unit is entitled to one (1) vote, which, in the case of joint ownership, shall be cast as the owners decide between/among themselves.

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?

A: Please refer to the Declaration of Condominium and the Rules and Regulations of the Association, which provide (among other things) that your Unit may be used only for lawful purposes.

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?

A: An owner intending to lease the unit will provide the Board of Directors or its designee written notice of such intention at least twenty-five (25) days prior to day of occupancy under the lease together with the name and address of the proposed lessee, fully executed copy of the proposed lease and such information as the Board may reasonably require. The Board must notify you of approval or disapproval within 20 days after the completed lease application has been processed. A fee not to exceed \$100 per application can be charged for the online evaluation at www.tenantev.com. A unit cannot be leased for less than 30 days, except for the month of February. Please reference the Declaration of Condominium and the Rules and Regulations of the Association.

Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY TYPE OF UNIT AND WHEN ARE THEY DUE?

A: Assessments are due on the first day of each quarter in the following amounts:
Condo (Non-Quad) = \$2,389.40 Quad 1 - 5 Condo = \$2,711.38

The Condominium fees listed above include the Master Association Fees of \$867.00. The Condominium Association is required to collect these fees on behalf of the Master Association.

Q: DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATIONS? 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: You are required to be a member of PASEO Master Homeowners Association, which is the Master Association for this development. The present Article of Incorporation and By-Laws of said association provide that you are a member of the Master Homeowners Association and voting rights are one (1) per unit. The **2022** assessment for the Master Association is **\$867.00** each quarter and due on the first day of each quarter.

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: Owners are not required to pay rent or land leases for any common or recreational property of either the Condominium Association or Master 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?

A: **No.** We are the Plaintiff in a construction defect claim against the Developer.

The statements contained herein are only summary in nature. Unit owners and purchasers should refer to all Condominium Documents, Rules and Regulations, and any account information received from Condominium Associations before making any decision to lease or purchase at this community. Neither the Condominium Association nor Condominium Associates warrant this information.