

THE LONGWOOD CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Q. What are my voting rights in the Condominium Association as an Owner?

A. Pursuant to Article 5.2 of the Declaration of Condominium of the Longwood Condominium Association, Inc., an Owner or Owners of a unit shall collectively be entitled to one (1) vote. If a Unit Owner owns more than one unit, the unit Owner shall be entitled to one vote for each unit owned. Votes may be cast in person or by proxy.

Q. What restrictions exist in the Condominium Documents on my rights to use my unit?

A. The Association has a number of restrictions on your right to use your unit. The Documents of the Longwood Condominium Association, Inc. provide, in pertinent part, for the following:

- The Condominium is restricted to persons 55 years of age and over.
- No unit may be occupied by more than two (2) persons per bedroom.
- No unit may be used for any business purpose which would cause a level of noise, odor, traffic, debris, or other activity inconsistent with residential use.
- Guests shall be limited to thirty (30) days per calendar year. Children may make limited family visits of fourteen (14) consecutive days in any ninety (90) day period.
- Pets are restricted to one (1) dog, or up to two (2) cats, or two (2) caged birds per unit. No dogs over twenty (20) pounds are permitted.
- No nuisance, immoral, improper, offensive, or unlawful use shall be made of the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the condominium property by residents.
- Unit Owners may not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the building without the prior written consent of the Board of Directors of the Association.
- The Association has the right of retaining entrance keys to each unit, and the right of access to units in case of an emergency.
- The Association has assigned one parking space, and one storage space per unit.
- Installation of washer and dryer inside a unit requires pre-approval by the Board.
- Installation of hard surface flooring inside a unit requires pre-approval by the Board.
- Any changes inside a unit that require a permit should be pre-approved by the Board.
- No recreational vehicles, campers, boats, or motorcycles may park in any spaces. No vehicle having commercial signage either permanent or temporary may be parked anywhere on the Association property overnight.

Q. What restrictions exist in the Condominium Documents on the leasing of my unit?

A. Pursuant to the Declaration 16.6; No portion of a unit may be rented; A unit shall not be leased or rented without the prior written approval of the Association; No unit Owner may lease their unit more than twice in a twelve (12) month period; No unit Owner may lease their unit during the first twelve (12) months of ownership; Subleases are prohibited. There is a restriction on under-age 55 occupancy. All Tenants shall comply with the Longwood documents. The Unit Owner is responsible for their tenants' negligence, and conduct.

Q. How much are my Assessments to the Condominium Association for my unit type and when are they due?

A. Assessments are due on the first (1st) day of each quarter and considered delinquent after 30 days. Accounts over 30 days will be charged a late fee, all costs of collection, and a finance charge of 18% per annum. Payments may be accelerated. The billing for 2026 consists of the following components:

	<u>One Bedroom</u>	<u>Two Bedroom</u>
Maintenance	\$ 1,500.00	\$ 1,657.00
Reserve	\$ 368.00	\$ 406.00
SBA	\$ 130.00	\$ 143.00
Total	\$ 1,998.00	\$ 2,206.00

Q. Do I have to be a member in any other association?

A. No.

Q. Am I required to pay rent on land use fees for recreation or other commonly used facilities?

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?

A. No.

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.