

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

Turtle Lake Golf Colony Condominium Association, Inc. (Effective for 1/1/24-12/31/24)

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

A: An Association member is entitled to one vote for each unit owned. Generally speaking, unit owners are entitled to vote for the election of Directors, the level of reserve funding, waiver of certain financial reporting requirements and amendments to the condominium documents. Owners are entitled to vote in person or by limited proxy. The election of Directors is conducted at the annual meeting through a balloting procedure.

**Q: What restrictions exist in the condominium documents on my right to use my unit?**

A: The owner of a unit shall occupy and use his unit as a single-family private dwelling, for himself and the members of his family and his social guests and for no other purpose. Occupancy of a unit on a permanent basis is limited to 3 individuals for all 1-bedroom units and 4 individuals for all 2-bedroom units. No animals or pets of any kind shall be kept in a unit or on any condominium property. The Association must approve all sales in advance. No unit owner shall make or permit disturbing noise in the building by any occupant, servant, employee, agent, visitor or renter in his unit.

**Q: What restrictions exist in the condominium documents on the leasing of my unit?**

A: Prospective lessees must submit a lease application and a signed agreement to abide by the condominium documents. A processing fee shall accompany each application. The Board of Directors or the manager may interview prospective lessees prior to approval of the application. Leases are not allowed for less than 30 days or more than 1 year.

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

A: 1-bedroom units \$422.00 per month; 2-bedroom units \$536.00 per month; Building "A" units \$594.00 per month.

**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 the association? Also, how much are my assessments?**

A: No.

**Q: Am I required to pay rent or land use fees for recreational or 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 ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**