

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Carlyle Association, Inc.

As of April 24, 2023

Name of Condominium Association

- Q:** What are my voting rights in the condominium association?
- A:** Members of the Association shall be entitled to one vote for each unit owned by them. Please see the Condominium Documents for further details.
- Q:** What restrictions exist in the condominium documents on my right to use my unit?
- A:** Use restrictions include but are not limited to: a) units may only be occupied by the owner, owner's family, household employees, or guests as a residence; b) no nuisances shall be allowed; c) no pets shall be allowed unless they a request for accommodation has been approved for service or emotional support animals; and d) no unlawful activity. Please see the Condominium Documents for further details.
- Q:** What restrictions exist in the condominium document on the leasing of my unit?
- A:** Leasing restrictions include, but are not limited to: a) the unit cannot be leased during the first year subsequent to the acquisition of title; b) owner shall give the Association notice of intention to lease, along with lease details; c) a background check shall be completed prior to leasing (current fee is \$150 per individual or married couple); d) approval of tenant by the Board is required; e) lease terms shall be for a minimum of one year and not more than one lease will be accepted in any 12 month period; f) leases are for a maximum of one year and new leases can be entered into at the end of lease term with Board approval; g) tenants must comply with the rules and regulations of the building; and, h) Owner must provide proof of interior coverage for the apartment for liability and property insurance coverage (known as an HO-6 policy) in an amount sufficient to return the apartment to marketable condition with the Association as an additional insured. Please see the Condominium Documents for further details.
- Q:** How much are my assessments to the condominium association for my unit type and when are they due?
- A:** The currently monthly maintenance fee for Unit 5G is \$521.00 (including partially funded pooled reserve account). The monthly maintenance fees are due on the first of each month unless otherwise established by the Board of Directors of the Association and considered late after the 10th of the month. See attached page for Percentage of Interest in Common Expenses by unit type.
- 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 this association? Also, how much are my assessments?
- A:** Owners are not required to be a member of any association other The Carlyle Association, Inc.

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The Carlyle Association, Inc.

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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 use fees for recreational or other commonly used facilities.

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? If so, identify each such case.

A: The Carlyle Association, Inc. is unaware of any pending lawsuits against the Association.

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.