

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

PARQUE TOWERS CONDOMINIUM ASSOCIATION, INC. (the "Association")

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

A: The owners of units are entitled to cast one (1) vote for each unit owned. Such vote shall be cast in accordance with the provisions of the Declaration of Condominium for Parque Towers, a Condominium, as amended ("Declaration"), and the By-Laws ("Bylaws") and Articles of Incorporation ("Articles") of the Association. Article 3.6(a) of the Bylaws, Article 5.3 of the Articles, and Article 5.2 of the Declaration of Condominium.

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

A: The use and occupancy of each unit is subject to various restrictions set forth in the Declaration and the Association's Rules and Regulations ("Rules") including restrictions on leasing and/or sale of units; maintaining each unit; making any repairs, replacements or alterations of the units, the common elements or to any outside or exterior portion of the building; improper uses of the units; nuisances; and pets. Please review Articles 3, 4, 7, 9, and 17 of the Declaration, and the Rules for greater details on the restrictions.

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

A: Article 18.1 of the Declaration, as amended, provides the restrictions for the leasing of residential units, as follows: "...provided that every lease is for a minimum period of thirty (30) days, is leased no more than two (2) times per calendar year, each prospective tenant submits to a background and credit check, is approved by the Association (which approval shall not be unreasonably withheld or delayed) and is in writing..." Article 22.8 of the Declaration, as amended, contains leasing and subleasing restrictions for the Commercial Units and the appurtenant LCE of a Commercial Unit, or portions, thereof. Please review Article 18.1 and Article 22.8 of the Declaration in their entirety for greater details.

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

A: The maintenance assessment for each unit type is set forth on Exhibit "A" attached hereto and is due on a monthly basis. In addition, there is also a current special assessment and the amount of the special assessment for your unit type is also set forth on Exhibit "A". In addition to the current special assessment, other special assessments may be imposed from time to time by the Board of Directors as necessary. Please review Articles 12 and 13 of the Declaration and Article 10 of the By-Laws and Article 4.2(a) of the Articles in their entirety for greater details.

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 right in this association? Also, how much are my assessments?

A: No; not applicable.

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: 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? If so, identify each such case:

A: Yes. E.G.T. Sales & Marketing, Inc. vs. Parque Towers Condominium Association, Inc., Case No.: 2024-008362-CA-0.1

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No.

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

**EXHIBIT “A” MAINTENANCE ASSESSMENT AND SPECIAL ASSESSMENT
SCHEDULES**