

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

WIND CONDOMINIUM ASSOCIATION, INC. ("Association")

As of December 1, 2018

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

A: The owners of the residential and commercial units are entitled to cast one vote for each unit owned. Such votes shall be cast in accordance with the provisions of the Declaration of Condominium of Wind, a Condominium ("Declaration"), the Association's By-Laws ("By-Laws") and Articles of Incorporation ("Articles"). See Section 5.2 of Article 5 of the Declaration and all amendments to the Declaration, Section 3.5 of Article 3 of the By-Laws and Section 5.3 of Article 5 of the Articles.

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

A: The use and occupancy of your unit is subject to various restrictions set forth in the Declaration and the Association's Rules and Regulations, including restrictions on the leasing of units; maintaining your unit; making alterations and repairs to the unit; making alterations, repairs, or replacements of the common elements or to any outside or exterior portion of the building, pets; and obstructions. Please review Articles 7, 9, 17 and 18 of the Declaration, as may be amended, and the Association's Rules and Regulations ("Rules") in their entirety for greater details on the restrictions.

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

A: Article 18 of the Declaration sets forth various restrictions on the leasing of residential units. No unit may be leased without the prior written approval of the Association and a \$100 screening fee may be charged to the lease applicant in connection with the approval process. An owner seeking to lease his unit must submit a leasing application package to the Association, which may include submission of a security deposit and taking part in a personal interview. Owners may only lease their units twice during any calendar year, and for a minimum term of six (6) months or longer. The Association does not permit short-term leasing, i.e., leasing for weekend or week-long time periods, and will refuse access to tenants seeking to occupy the property under such conditions. Please review Article 18 of the Declaration and the Association's Rules for greater details on the restrictions.

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

A: The monthly maintenance assessment for your unit type is set forth on Exhibit "A" attached hereto and is due on the first (1st) day of each month. In addition, special assessments may be imposed from time to time by the Board of Directors, as necessary. Please review Article 13 of the Declaration and Article 9 of the By-Laws 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 rights in this association? Also, how much are my assessments?

A: Yes. You are required to be a member of The River Front Master Association, Inc. (the "Master Association"). Voting rights in the Master Association are governed by the Declaration of Covenants, Easements and Restrictions for the River Front, as amended, and the Master Association's By-Laws and Articles of Incorporation. In addition to all other provisions pertaining to voting rights, each sub-association of the Master Association shall be entitled to elect a voting member to the Master Association. Please review the Declaration of Covenants, Easements and Restrictions for the River Front, as amended, and the Master Association's By-Laws and Articles of Incorporation in their entirety.

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: 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.

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