

THE HIGHLANDS CONDOMINIUM ASSOCIATION, INC

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET Effective as January 2026

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

A: There is one membership in the condominium association to each unit in the Condominium. Pursuant to Article VII (B) of the Declaration of Condominium, each member of the Condominium Association has right to case one (1) vote on all matters which comes before the Condominium Association.

Q: What restrictions exist on my right to use my unit?

A: There may be certain restrictions respecting conveyances, sales, transfers, rentals, leases, noise, obstructions, signs, windows, balconies and the exterior appearance of the units which are set forth in detail in Article XVIII of the Declaration of Condominium and in Section C attached to the Declaration of Condominium

Q: What restrictions exist on the lease of my unit?

A: Tenants will be subject to reasonable approval by **The Highlands Condominium Association**, refer to Article XVIII Section C (10) of the Declaration of Condominium.

Q: How much are my assessments to The Highlands Condominium Association for my unit type and when are they due?

A: Included in the Estimated Operating Budget for the Association and the Condominium is a Schedule of monthly maintenance assessments due for each unit in the Condominium, which payments are due on the first day of each and every month. The monthly assessments due for each residential unit is:

Unit Type (Line)	Unit Monthly Fee Full Reserves	Unit Annual Fee Full Reserves
A (01)	\$723.60	\$8,683.23
B (02)	\$594.32	\$7,131.83

C (03)	\$594.32	\$7,131.83
D (04)	\$585.96	\$7,031.49
E (05)	\$757.69	\$9,092.31
F (06)	\$719.74	\$8,636.92
G (07)	\$700.45	\$8,405.37
H (08)	\$721.03	\$8,652.36
I (09)	\$704.31	\$8,451.68
J (10)	\$690.16	\$8,281.87
PH-A (01)	\$736.47	\$8,837.60
PH-B (02)	\$609.11	\$7,309.35
PH-C (03)	\$609.11	\$7,309.35
PH-D (04)	\$600.75	\$7,209.01
PH-E (05)	\$781.49	\$9,377.89
PH-F (06)	\$746.11	\$8,953.38
PH-G (07)	\$726.82	\$8,721.82
PH-H (08)	\$728.75	\$8,744.98
PH-I (09)	\$733.89	\$8,806.73
PH-J (10)	\$719.10	\$8,629.20

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: Unit owners in this Condominium do not have to be members of any other association.

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: There is no requirement to pay rent or land use fees for recreational or other commonly used facilities.

Q: Is The Highlands 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 Highlands Condominium Association is not involved in any court case in which it may face liability in excess of \$100,000.00

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.