

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

GROVE ISLE CONDOMINIUM ASSOCIATION, INC. ("Association")

As of December, 2020

Q: What are my voting rights in the Condominium Association?

A: The owners of units shall be entitled to cast one vote for each unit owned in accordance with the provisions of the Declaration of Condominium ("Declaration") and By-Laws of the Association. See Section 8.2 of Article 8 of the Declaration and Section 3.5 of Article 3 of the By-Laws.

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

A: The Declaration and existing rules and regulations contain a number of restrictions on the right to use and occupy your unit. These restrictions include, but are not limited to the following:

- a. Units may be used only for residential purposes.
- b. No animals or pets of any kind shall be kept in any unit, or on any part of the Condominium Property, except for one (1) usual and ordinary domestic pet weighing less than 25 pounds (owners only).
- c. Nothing shall be hung, displayed, installed, affixed or placed upon the exterior of the building nor may the exterior of the building be altered in any way that would affect the exterior appearance of the building without the prior consent of the Association.
- d. Unit owners or occupants shall not commit or permit any nuisance, nor any hazardous or illegal act, in his unit or on the common elements, or which will obstruct or interfere with the rights of other members by unreasonable noises or otherwise.

(See Section 12 of the Declaration and the Rules and Regulations of the Association for other restrictions which apply to the use and occupancy of units.)

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

A: Leasing is permitted only with the consent of the Association. (See Section 13 of the Declaration as amended and the Rules and the Regulations relating to leasing 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 and current special assessment for your unit type is set forth on Exhibit "A" attached hereto and are both due on the first day of each month. Additional special assessments may be imposed from time to time by the Board of Directors as necessary.

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: No.

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 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.