

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET
THE AVALON OF ORANGE COUNTY CONDOMINIUM ASSOCIATION, INC.

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

A: There is one membership in the Condominium Association assigned to each unit in the Condominium. Each member of the Condominium Association has the right to cast (1) vote on all matters which come before the Condominium Association.

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

A: There are certain restrictions regarding noise, obstructions, signs, windows, balconies, pets, use of the swimming pool and the exterior appearance of the units which are set forth, in detail, in article XXXVIII of the Declaration of Condominium and in Exhibit "F" attach to the Declaration of Condominium.

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

A: The Board of Directors has the right to require that a substantially uniform lease be used. No lease may be made for less than a four (4) months consecutive period without the prior written approval of the Board Directors of the Condominium Association and no transient accommodations shall be provided. For further information, refer to article XXX of the Declaration of Condominium.

Q: How much is my assessment to the Condominium Association for my unit type and when are they due?

A: Each owner of a condominium unit in this Condominium is obligated to pay assessments to the Condominium Association in accordance with the following schedule, which payments are due on the first day of each and every month:

<u>TYPE OF UNIT</u>		<u>MONTHLY</u>	<u>ANNUALLY</u>
Type A Units	MARBELLA	\$293.84	\$3,526.08
Type B Units	BARCELONA	\$307.65	\$3,691.80
Type C Units	MADRID	\$442.00	\$5,304.00
Type D Units	SEVILLE	\$471.73	\$5,660.76
Type E Units	TOLEDO	\$434.47	\$5,213.64
Type F Units	VALENCIA	\$546.03	\$6,552.36
Type G Units	GRANADA	\$657.15	\$7,885.80
Type H Units	UNIQUE	\$445.78	\$5,349.36

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 Association.

Q: Am I required to pay rent or land use fee 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 Condominium Association or other mandatory membership association involved in any court cases in which it may face liability excess \$100,000.00? If so, identify each such case.

A The 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 REFERENCE, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.