

## FAIRWINDS COVE OF HUTCHINSON ISLAND (PHASE II)

### FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

JANUARY 2021

- Q. What are my voting rights in the Condominium Association?  
A. **Owners vote on all issues to go before owners as required by law. Each unit has 1 vote.**
- Q. What restrictions exist in the condominium documents on my right to use my unit?  
A. **Restrictions are listed in our documents and in current Rules and Regulations.**
- Q. What restrictions exist in the condominium document on the leasing of my unit?  
A. **Leases are permitted two (2) times per year, one (1) month minimum lease. See documents.**
- Q. How much are my assessments to the Condominium Association of my unit type and when are they due?  
A. **Fairwinds Cove of Hutchinson Island (Phase II) – \$1,700.00 quarterly  
Payments are due on January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, October 1<sup>st</sup>.**
- 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? How much are my assessments?  
A. **There is an Association for overseeing common areas called the Recreation Association. Fees are paid by the respective Phases and are included in the owners' payments to their Phase.  
Each unit has 1 vote**
- Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?  
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 \$100,000.00?  
A. **No.**

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