

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

EDGEWATER CONDOMINIUMS

As of **JANUARY 2, 2026**

Name of Condominium Association

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

A: Each unit is entitled to one (1) vote for each unit owned

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

A: Use shall be in accordance with existing law, Edgewater's bylaws, and current rules

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

A: There is a 25% cap on rentals. If the number of rentals exceeds this percentage, new purchases must be owner occupied. There is a 2(two) month minimum lease term, the only lease accepted is the Edgewater Uniform Lease. All rental procedures listed in the current rules and regulations apply to all rental units..

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

A: All units have a \$217 per month assessment due on the first (1st) of every month

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 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:

Not to our knowledge

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A:

Each of our 78 building consists of four units. Each of the four units has its own parcel id.

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.