

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Sherwin Condominiums Management Association, Inc.

As of 2/13/2026

Name of Condominium Association

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

A: Owners can vote on board elections and association matters via in-person, paper, or, per 2025 legislative updates, email-submitted ballots and secure online systems. A majority (66 votes) of (130 votes) voting interests constitutes a quorum. Each unit owner carries one vote.

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

A: Single family residential use only. Owner, guests or lessees are not permitted to have dogs larger than lap dogs (small enough to be held in the owner's lap, and weighing less than 20 pounds) on condominium property or in owner's apartment. No oversize truck exceeding 20 feet in length; commercial truck of any size; boat; recreational vehicle; camper; mobile home; van or sports utility vehicle.

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

A: The Leasing or renting of a Condominium Unit is prohibited for lease periods of less than two weeks. A copy of each lease, when fully executed, must be submitted to The Association within 10 working days prior to the beginning of the lease for confirmation that the lease complies with the necessary requirements prior to any prospective tenant moving into the building.

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

A: \$900.00 per month is due on the 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: No

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

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.