

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Chatham C Condominium Association, Inc. As
of 01/01/2023

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

A: See Amended and Restated Declaration of Condominium of Chatham C Condominium Article 5. An Owner or Owners of a Unit shall collectively be entitled to one (1) vote.

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

A: See Amended and Restated Declaration of Condominium of Chatham C Condominium, Article 16 -OCCUPANCY AND USE RESTRICTIONS. Please review Article 16 in its entirety for all occupancy and use restrictions.

Condominium is Housing for Older Persons. Each unit shall be used as a single family residence only, as further described in Section 16.2, and shall not be used for business purposes.

Pet-friendly - limit 1 dog or 1 house cat, no dog or cat to exceed 20 pounds at maturity. However, prior to pet occupying the unit, owner must provide to the Board proof of vaccination. The Board may request future proof from time-to-time.

Units can only be occupied by applicant(s) listed on Application Form. Smoking prohibited. Specific parking space to be assigned by the Board of Directors of the Association.

Q: What restrictions exist in the condominium documents on my right to make additions, alterations or improvements to my unit?

See Amended and Restated Declaration of Condominium of Chatham C Condominium, Article 9 - ADDITIONS, ALTERATIONS OR IMPROVEMENTS TO UNITS, LIMITED COMMON ELEMENTS, COMMON ELEMENTS AND ASSOCIATION PROPERTY BY UNIT OWNER. Please review Article 9 in its entirety for Association rules and restrictions related to renovating and remodeling a unit.

No additions, alterations or improvements, including but not limited to patios, walkways, planters, etc, allowed to be placed by a unit owner in the Association's common areas.

No Unit Owner shall make any addition, alteration or improvement in or to (i) the interior of the Unit which is structural in nature, or which impacts the Common Elements in any way, including, but not limited to, any work which involves piercing the Unit boundary or which requires the issuance of a

permit from a governmental or regulatory authority or agency or to (ii) the Limited Common Elements, without the prior written consent of the Board of Directors. Any and all requests for electrical, mechanical or structural additions, alterations or improvements must be in writing and must be submitted to the Association with plans prepared and sealed by the appropriate professional (i.e., architect, engineer, etc.). The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, which may not be waived by the Association under any circumstances, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. See Amended and Restated Declaration of Condominium of Chatham C Condominium, Article 7 - MAINTENANCE, REPAIR AND REPLACEMENT OF UNITS, LIMITED COMMON ELEMENTS, COMMON ELEMENTS AND ASSOCIATION PROPERTY. Please review Article 7 in its entirety to understand the unit owner's responsibility for maintenance, repair and replacement within units.

All maintenance, repair or replacement for which the Units Owners are responsible shall be performed by contractors with appropriate licensure and insurance. The Board of Directors may set standards for appropriate levels of insurance and may require proof of licensure, insurance and the procurement of any required permits before permitting a contractor on the Condominium Property. The Board may deny access to the property to any contractor performing work that requires approval from the Board of Directors hereunder until such approval has been granted in the manner required herein. Unlicensed contractors and/or un-permitted work being performed will be reported to the appropriate regulatory authorities for enforcement action when identified.

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

A: See Amended and Restated Declaration of Condominium of Chatham C Condominium, Article 16, section 7 – LEASES. Please review Article 16.7 in its entirety to understand lease restrictions.

No Unit may be rented or leased in this Condominium, except the Board of Directors may grant permission to a Unit Owner to lease or rent his or her Unit only for reasons of hardship as defined below. The only hardships that will be recognized by the Association are: (1) medical hardships including but not limited to when the Unit Owner is hospitalized, placed in a nursing

home, or is required to live elsewhere for a period of time for rehabilitation or otherwise; and (2) when a unit owner dies and his or her heirs or beneficiaries inherit the Unit but are either not old enough to occupy the Unit in accordance with Housing for Older Persons guidelines, or the heirs or beneficiaries do not choose to occupy the Unit. If a Unit is rented or leased in accordance with paragraph 16.7(a), the unit may be rented for twelve (12) months and the lease may be renewed to the same lessee(s) two (2) times, each renewed lease being for a twelve (12) month period. This hardship exception will only be made once.

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

A: 1 bedroom / 1 bath = \$276.99/month ; 1 bedroom / 1 1/2 bath = \$289.61/month; 2 bedroom 1 1/2 bath = \$314.85/month

Due on the 1st of each month

Contact Seacrest Services (561-697-4990) to verify the monthly assessment amount for the unit you are purchasing and to set-up payments immediately upon taking ownership.

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: Yes. Century Village Inc – 2023 assessment representative amounts: 1 bedroom = \$153.33/month (\$1,839.96 annually); 2 bedroom = \$161.25/month (\$1,935.00 annually)

Assessment amounts may vary based on specific unit factors. Contact WPRF accounts receivable office at 561-640-3120 to verify the monthly assessment amount for the specific unit you are purchasing and to set-up payments immediately upon taking ownership.

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.

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.