

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

ORIOLE GOLF & TENNIS CLUB CONDO TWO ASSOCIATION INC

As of JANUARY 01, 2025

Name of Condominium Association

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

A: ONE VOTE PER UNIT

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

A: NO PETS, NO PET SITTING, NO VISITING PETS. ALL GUEST MORE THAN 3 DAYS, OWNER MUST NOTIFY THE ONSITE OFFICE. ANY GUEST RESIDING MORE THAN 30 DAYS, MUST BE SCREENED PRIOR TO 31 DAYS AND APPROVED BY THE BOARD. ALL VEHICLES ON THE PROPERTY FROM 12AM TO 6AM MUST HAVE A PERMIT OR GUEST PASS. ALL VENDORS AND CONTRACTORS MUST BE REGISTER WITH ONSITE OFFICE PRIOR TO WORK.

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

A: OWNERS MUST OWN A UNIT FOR 24 MONTHS BEFORE YOU CAN RENT AND IF THE RENTAL PERCENTAGE IS BELOW 15%. ALL POTENTIAL RENTERS AND OCCUPANTS MUST BE 55 YEARS OLDER AND COMPLETE A SCREENING APPLICATION FOR OCCUPANCY, AND BE APPROVED BY THE BOARD BEFORE RESIDING ON THE PROPERTY.

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

A: CONDO DUES ARE DUE ON THE 1ST OF EACH MONTH ON THE 11TH DAY IT IS LATE AND WILL BE CHARGED 25.00 LATE FEE. CONDO DUES DEPENDS ON THE UNIT, SIZE AND CAN BE DIFFERENT BASED ON BUILDING. PLEASE SPEAK TO THE SELLER TO PROVIDE YOU WITH A BUDGET AND SEE PAGE 3.

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

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.