





## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

THE FAIRWAYS CONDOMINIUM, INC., I As of January 1, 2025

Name of Condominium Association

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

**A:** **All unit owners are automatically members and are entitled to 1 vote per unit. Membership ends when you are no longer an owner of the unit.**

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

**A:** **The following is a synopsis of the restrictions and is by no means comprehensive. For a comprehensive explanation of the restrictions see the condominium documents and the “Rules and Regulations.”**

**Residential use only.**

**Shall not premise the use that would be disturbing to or a nuisance to other owners.**

**NO pets shall be permitted in any condominium unit.**

**Common walks and/or areas shall not be obstructed littered or used for storage of any kind.**

**No structural changes or alterations without approval of the Board of Directors.**

**Condominium owners shall be liable for any damages to the interior and/or property of the Condominium Association.**

**No signs shall be displayed in or upon any portion of the buildings or on the premises.**

**No hanging laundry or other articles out on any part of the building or grounds.**

**No radio or television antennae or any wiring for any purpose may be installed on the exterior of any building without the written consent of the Board of Directors.**

**Only one parking space allotted per unit.**

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

**A:** **Rental applications must be submitted to the Board of Directors for approval. Leases cannot be for less than 60 days or for more than one year.**

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

**A:** **2025 Budget is \$300.00 due the first of every month.**

**Q:** Do I have to be a member in 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.**