

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Imperial Southgate Villas Condominium  
Association (Section III), Inc.

June 5, 2026  
(effective date)

**Q: What are my voting rights in the Condominium Association?**

A: Each unit is allowed one (1) vote. If there are multiple owners of a unit, each owner is entitled to an equal fractional vote, with the total of all fractional votes equaling one (1) vote. As an alternative, by agreement of the joint Unit Owners, one of the Unit Owners may cast a full vote on behalf of all Unit Owners of that unit.

Ref: By-Laws Article II Section 2.

**Q: What restrictions exist in the Condominium Documents on my right to use my unit?**

A: You may use the unit in any legal manner which conforms with the Articles of Incorporation, Declaration of Condominium, By-Laws, and Rules and Regulations of the Association.

Declaration of Condominium Article X includes restrictions on structural and/or color changes to units, noises, odors, pets, gardens, residential use only (no business use), renting of units, maintenance of units, signage, flags, and Unit Owner voluntary membership in the Villa Club which is currently owned and operated by the Scott Kelly Villa Club, LLC.

By-Laws Article XII includes restrictions related to parking, the types of vehicles permitted and prohibited, pets (including control and weight limit), use of grassed areas, articles being left on grassed areas or stored in carports (i.e. lawn furniture, grills, hoses, etc.).

These identified restrictions are not intended to be fully detailed or all inclusive. Reading the applicable documents is recommended before making a decision to purchase a unit.

**Q: What restrictions exist in the Condominium Documents on the leasing of my unit?**

A: A unit purchased after June 26, 2007 may be leased for a period of time no less than (1) year to a direct relative of the deeded owner. Ref: Declaration of Condominium Article X(d). As of 01/15/2026 Declaration of Condominium Article XIII was amended to include a requirement which mandates no unit may be sold, rented, transferred or assigned, nor shall the long-term occupancy (over 30 days) of a Unit change, until an application has been completed with a criminal background and credit check of the applicant performed, and the applicant has been approved by the association. Refer to Declaration of Condominium Article XIII.

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

A: Assessments (a.k.a. dues) are \$1,299.00 per quarter and are due on the 1<sup>st</sup> day of each quarter. Assessments may also be paid on a monthly basis. This is exclusive of any special assessments that may be approved by the Association's Board of Directors from time to time.

Ref: Declaration of Condominium Article V, and By-Laws Article XI Section 1.

**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. The Association does not own or operate any recreational facility. Personal membership in any independent local recreational facility is at each Unit Owner's sole discretion and would be under terms and conditions agreeable to both the Unit Owner and that recreational facility. Any membership fees or related costs would be the sole responsibility of the Unit Owner and separate from any assessments or other fees paid to the Association by the Unit Owner.

Ref: Declaration of Condominium Article X(n).

**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.**