

**Frequently Asked Questions and Answers Sheet**DBR Form 33-032

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

A: Each Unit Owner automatically is a member who is entitled to one vote (the voting interest respecting all Condominium Association (the "Association") matters requiring the approval and consent of the Unit Owners. Your voting rights are fully described in Article 7 of the Declaration and in Article II of the Bylaws of the Association.

**Q: What restrictions exist on my right to use my Unit?**

A: Article 9 of the Declaration of Condominium sets forth the following use restrictions which apply to Units: (i) Units may be used as single family residence only; (ii) occupancy of bedrooms in each Unit may not exceed two (2) persons per bedroom; (iii) no animals may be maintained in a Unit other than one small cat or small dog not exceeding eighteen (18) inches at the shoulder in height and/or thirty-five (35) pounds in weight, and birds and fish, provided that in the event any become a nuisance to the other Unit owners in the sole opinion of the Board of Directors, such animals shall be removed from the Unit immediately; authorized pets are only ALLOWED on the Common Areas when on a leash, accompanied by its Owner and only so long as the pet does not disturb the Common Areas; and (iv) Units may not be sold without the prior consent of the Association.

**Q: What restrictions exist on the leasing of my Unit?**

A: Article 9 of the Declaration of Condominium restricts the right of Unit Owners to lease less than an entire Unit or lease an entire Unit for a period of less than six (6) months.

**Q When are my assessments to the Condominium Association for my type of unit due?**

A: The monthly assessment amount for each Unit in the Condominium is \$429.00 for Maintenance and Reserves as specified in the 2022 Approved Operating Budget. Assessments are payable in advance to the Association on the first day of each 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: You are required, as a member of the Association, to be a member of the Palmer Ranch Master Property Owner's Association, Inc. ("Master Association"). The voting rights in the Master Association are by means of a "Community Representative". The Community Representative is selected by the Association. The assessments in the Master Association are Common Expenses of the Association and are detailed in the 2022 Approved Operating Budget. The amount of the Master Association assessment per month is located in the 2022 Budget.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?** 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 \$100,000.00? If so, identify each.** 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.**

If you have any questions, please call:

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