

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

**A: Unit Owners are entitled to one (1) vote per Unit owned. Please note, the vote of the Owners of a Unit owned by more than one (1) person shall be cast by the person named in a certificated signed by all of the owners of the Unit and filed with the Secretary of the Association. (See Section H of Amended Declaration, Article III, Section 2 of the Articles of Incorporation, and Article 5, Section 4 of the By-Laws for further details.)**

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

**A: Condominium Property, including Units, shall be used only for private residences and shall not be used for any professional, commercial or gainful purposes. No immoral, improper, offensive or unlawful uses and no nuisances shall take place on Association Property. No signs shall be displayed on any window, door, wall, or any other part of the Condominium Property. Stereo, TV, radio and musical instrument sound levels must be kept at moderate levels so as not to disturb neighbors. No animals of any kind shall be kept on the premises without the written consent of the Association. Pets will generally be approved only for humanitarian and medical reasons, on the condition of good conduct. Aggressive behavior or creation of a nuisance by a pet will result in the withdrawal of approval for the pet. Any replacement pets must be approved by the Association. All pets must be kept on a leash and under the control of their owner or a responsible person designated by the owner when outside of the Unit. No pet shall be left unattended on Condominium Property when outside of a Unit at any time. An owner shall pick up and properly dispose of any solid waste deposited by their pet. (See Article 7 of the Amended Declaration and the Association's Rules and Regulations for further details.)**

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

**A: No Unit Owner may lease a Unit without the prior written consent of the Association. A Unit Owner intending to lease his/her Unit must give notice to the Association of their intention, along with a copy of the proposed lease, the name and address of the intended tenant(s), and such other information as the Association may require. (See Article 8 of the Amended Declaration for further details.)**

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

**A: The regular assessment for is \$1,250 per quarter due, Jan. 1, April 1, July 1, and October 1 of each year. If assessments are not paid when due, the assessment shall bear interest from the date when due until paid at a rate of ten percent (10%) per annum. Late payments after 15 days from due date are assessed a \$50.00 late fee. The association has the right to enforce assessments in accordance with the Association's Governing Documents and Florida law. In the event the annual assessment proves to be insufficient, the assessments may be amended at any time by the Board of Directors.**

*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, you are only required to be a Member of the Golfview Townhouses, Inc. association.**

*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: All facilities are available for regular use by Owners, their families, guests, and invitees, at no additional charge to the Owners.**

*Q: Is the condominium association or other mandatory membership associations involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.*

**A: To the best knowledge of the Board of Directors, as of this date, the Association is not currently involved in any such court case.**

**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.**