

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Name of Condominium Association Oceans West One Condominium As of 8/18/10

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

A: All owners have the right and obligation to vote annually for the Board of Directors. Each unit has one vote to cast by the individual who has been named to be the designated voter for the unit. There are also other times when an Owner has the right to vote – for example during the year when a Board member has to be replaced, or for changes which affect Owners, or when there are Amendments to the By-Laws.

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

A: All Owners are entitled to peaceful enjoyment of their units. Noise which violates this right is a violation of the Rules & Regulations of the Condominium. Structural changes are not permitted without prior approval by the Association.

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

A: Units cannot be rented *for less than three months at a time.*

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

**A: One Bedroom Units \$299.00
Convertible Units \$368.00
Two Bedroom Units \$385.00** The monthly assessment is due on the first day of the month. If not paid by the 15th day of the month an additional late fee of \$15.00 is due.

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 automatically a member of Oceans West Homeowners Association. Thirty dollars will be taken out of the Maintenance fee for the Homeowners fee. Oceans West has four representatives on the Board of Directors serving a one year term each.

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: There is a Golf Course fee or Membership fee when you play golf.

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: None known at the present time.

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.