

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Oceans West One Condominium Association as of October 10, 2025

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.

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 and Regulations of the Condominium. Structural changes are not permitted without prior approval of the Association.

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

A: All rentals must be approved by the Board and there is a \$75.00 application fee. All rentals must be a minimum of 3 months.

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

2025 Monthly Maintenance Fees

One Bedroom Units..... \$700.65

Convertible Units.....\$877.37

Two Bedroom Units.....\$921.04

9/24/25 Special Assessment Due 12/15/25

Funding Pooled SIRS Reserves for PT Deck Project

One Bedroom Units..... \$3,370.00

Convertible Units.....\$4,220.00

Two Bedroom Units.....\$4,430.00

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: Each unit owner whose name is on the deed is also a member of Oceans West Homeowners Association and has a right to cast one vote per unit at any meeting of the membership. Assessments for the HOA are included in your monthly maintenance payment to Oceans West One Condominium.

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: Yes, the Association is involved in an active court case with a former water mitigation and restoration vendor.

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.