

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
CARMEL RETIREMENT CONDOMINIUM ASSOCIATION, INC.**

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

A: The owner of each condominium suite shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium dated April 12, 1996.

Q: What restrictions exist on my right to use my unit?

A: **Each unit is restricted to residential use by the owner or owners thereof, their immediate families, guests and invitees. All units are restricted to no more than six (6) occupants. There are restrictions upon children under 18 years of age.**

One (1) household pet not exceeding thirty (30) pounds is allowed in each unit. Pets must be kept on a leash on the condominium grounds and shall not create a nuisance.

No boats, trailers, recreational vehicles, or anything over 18 feet in length may park on the property.

The Association may levy reasonable fines against a unit owner if they or their tenants or guests fail to comply with the rules of the Association.

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

A: No portion of a unit (other than an entire unit) may be rented. No unit may be leased for a term less than one (1) YEAR and at least 80% of all units must be occupied by at least one person 55 years of age or older. Weekly time sharing of units is prohibited. All leases shall be in writing and Association shall approve the tenant(s). In no event may the total number of leased units exceed ten percent (10%) of the total units (60), so only 6 units may be rented at any time. Owners may request to be placed on the waiting list (see amendment to the Declaration dated 6/22/05)

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

A: An assessment of **\$339.00** per unit per month for all unit types is due on the first day of each month. Basic cable, water, sewer, trash removal and recycling are included in the monthly fee. Payments are late on the 11th and subject to a \$25.00 per month fee.

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

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 such case.

A: NO.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.