

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**  
**FOR**  
**PRIMA LUCE ON THE WATERFRONT, A CONDOMINIUM**

**NAME OF ASSOCIATION:**

**PRIMA LUCE ON THE WATERFRONT CONDOMINIUM ASSOCIATION, INC.**

**As of: May 15, 2018**

**DECLARATION SUBMITTING 221 UNITS**

- Q. What are my voting rights in the Condominium Association?  
A. Each Unit is assigned one (1) vote on matters put before the Unit Owners, which is cast by the Unit Owner or voting member in accordance with the Declaration. A Unit's vote is not divisible. Section 6 of the Declaration and Article II of the Bylaws set forth in more detail the Unit Owners' voting rights in the Association.
- Q. What restrictions exist in the Condominium documents on my right to use my unit?  
A. Section 18 of the Declaration sets forth certain restrictions on the use of the Units and Common Elements. Such restrictions include, but are not limited to, the following: (i) the Residential Units may only be used for single-family residences (this restriction does not apply to the Developer); (ii) no Unit Owner shall commit or allow to be committed a nuisance on the Condominium property; (iii) no improper, offensive, or illegal use may be made of any Unit or Common Element; (iv) Unit Owners will be permitted to keep up to two (2) domesticated pets, weighing not more than eighty (80) pounds each; pit bulls, "wolf hybrids" Akita, Chow, Rottweilers, German Shepherds, Staffordshire Terriers, Presa Canarios, Doberman Pinschers, Mastiffs, Cane-Corsos, Great Danes, Alaskan Malamutes, and Siberian Huskies, and other dogs exhibiting aggressive behavior, are prohibited; (v) signs are restricted; (vi) flooring materials inside units are restricted for sound transmission purposes, for example, bare concrete floors are not allowed; and (vi) such other rules, regulations and restrictions as are set forth in the Declaration, Bylaws and any rules and regulations, as the same are amended from time to time.
- Q. What restrictions exist in the Condominium documents on the leasing of my Unit?  
A. Only entire Units may be rented, and no individual rooms may be rented. Sub-leasing of Units is not permitted. The minimum lease term is 30 days. Units may not be leased more than 4 times per calendar year. Section 19 of the Declaration sets forth in more detail the restrictions on leasing of Units. Leases of Residential Units which are not owned by Developer require advance approval of the Association.
- Q. How much are my assessments to the Condominium Association for my Unit and when are they due?  
A. It is expected that the monthly assessments to the Association for all Units of the Condominium shall be: Unit Type A: \$501.82, Unit Type B: \$595.93, Unit Type C: \$481.11, Unit Type D: \$361.02, Unit Type E: \$277.82, Unit Type F: \$458.90; Unit Type G: \$736.72, PH01E: \$714.51, PH02E: \$1,306.30, PH03E: \$714.51, Commercial Unit: \$376.46, which shall be payable quarterly in advance on January 1, April 1, July 1, and October 1.. Section 13 of the Declaration and Article VI of the Bylaws set forth the manner of determining assessments. Exhibit "D" to the Declaration sets forth the total quarterly assessment calculation for each Unit type.
- Q. Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in the 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 case.  
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.**