

FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

ASSOCIATION: THE HERON AT THE SANCTUARY I CONDOMINIUM ASSOCIATION, INC.

AS OF: 2024

Q: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A: Each unit in the Condominium will have one full indivisible vote in Condominium Association matters. See Entire Documents, Especially: Declaration Thirteen-C

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON MY RIGHT TO USE MY UNIT?

A: See Entire Documents, Especially: Declaration 23 - Use Restrictions
Association Rules & Regulations

Q: WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON THE LEASING OF MY UNIT?

A: See Entire Documents, Especially:
Declaration 21-B

No lease for less than twenty eight days

Q: HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?

A: Fees are automatically due on the first of each month of each calendar quarter on Jan 1, Apr 1, Jul 1 and Oct 1.
Please refer to the Association's budget for current fees (*copy attached*).

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 is required to be a member of The Sanctuary at Wulfert Point Community Association, Inc. (the "Community Association") and shall be entitled to one vote in the Community Association for each condominium unit owned. The Community Association should be contacted for the annual assessment amount. Assessments of the Community Association are not included in the Condominium Association's budget.

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: Members are not required to pay any fees for recreational or commonly used facilities except those due to the Community Association unless they elect, at the time of their execution of a contract for their unit, to apply for a membership in The Sanctuary Golf Club. If their application is accepted, then such unit owners are required to purchase equity memberships and pay membership dues in The Sanctuary Golf Club. The Sanctuary Golf Club should be contacted for initiation fees for membership and membership dues. All amounts payable to The Sanctuary Golf Club are paid directly to the club and are not collected by the Condominium Association or included in the Condominium Association's budget or the monthly assessments of the Condominium Association.

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: 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.