

Covered Bridge Condominium Associations, Inc.

FREQUENTLY ASKED QUESTIONS

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

A. One vote per unit. (Source: By-Laws)

Q. What restrictions exist on my/our rights to use the unit?

A. No more than three (3) occupants in any one unit, no businesses can operate out of any unit, no room rentals, no charcoal grills, no disturbing your neighbors and Board of Director approval is required for pets (maximum dog weight not to exceed 22 pounds), for patios, for architectural changes, for satellites dishes, for outside adornments, and for all plantings within the 3 feet common area adjacent to your unit. Please refer to the Covered Bridge Condominium documents for a complete list. (Source: Condominium Documents)

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

A. You must own your unit for one year prior to renting. You must have Board of Directors approval. The lease term can be for a minimum of three (3) months or a maximum of twelve (12) months or one year but only one rental per year regardless of the term. (Source: Condominium Documents Amendment)

Q. How are monthly maintenance payments calculated and when are they due?

A. Maintenance fees are calculated on square footage of the unit ownership and are due on the first of each month. After the 30th of the month, late interest is charged @ 1.5%. Failure to pay will result in legal proceedings. (Source: Condominium Documents)

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. Yes, however, the fees included in your monthly maintenance amount and are based on square footage of ownership. (Source: Condominium Documents)

Q. Do I have to be a member in any other association?

A. No, as a unit owner you are a member of Covered Bridge Condominium Association and membership in any of our organizations, clubs, teams, etc. is on a voluntary basis.

Q. Is the condominium association or any 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