

CASA DEL LAGO CONDOMINIUM ASSN, INC.
FREQUENTLY ASKED QUESTIONS ON RULES & REGULATIONS

- 1. WHAT ARE MY VOTING RIGHTS:** ALL UNIT OWNERS ARE ENTITLED TO VOTE AND HAVE FULL VOTING RIGHTS PERTAINING TO THE ASSOCIATION'S BUSINESS. ONE VOTE PER UNIT AT THE ANNUAL MEETING. *FSC 718.106 (1) (d).*
- 2. WHAT ARE MY RIGHTS AT ASSOCIATION MEETINGS:** UNIT OWNERS HAVE THE RIGHT TO PARTICIPATE IN ALL MEETINGS WITH REFERENCE TO ALL DESIGNATED AGENDA ITEMS. *FSC 718.112 (2) (d) (7)*
- 3. WHAT IF ANY RESTRICTIONS ARE THERE REGARDING THE USE OF MY CONDO?** REFER TO ASSOCIATION BY-LAWS FOR CONDO RESTRICTIONS.
- 4. WHAT ARE MY RIGHTS TO USE ASSOCIATION AMMENITIES?** UNIT OWNERS ARE ENTITLED TO FULL USE OF COMMON ASSOCIATION AMMENITIES BASED ON ASSOCIATION BY-LAW GOVERNANCES. *CDL BY-LAWS P.3*
- 5. WHAT ARE MY FUDICIARY RESPONSIBILITIES TO THE ASSOCIATION?**
THE ASSOCIATION MAINTAINS ALL COMMON ELEMENTS OF THE PROPERTY. A MONTHLY MAINTENANCE FEE IS ASSESSED TO EACH UNIT OWNER TO COVER MAINTENANCE EXPENSES. FEES ARE DETERMINED EACH YEAR AT THE ANNUAL MEETING HELD IN DECEMBER. FEES ARE DUE THE FIRST OF EACH MONTH. *CDL BY-LAWS P.3 FSC 718.111 (4)*
- 6. WHAT CHANGES CAN I MAKE TO ARCHITECTURE OR LANDSCAPE OF MY UNIT?** THE ASSOCIATION WILL ENTERTAIN CERTAIN CHANGES TO THE ARCHITECTURE AND LANDSCAPE OF ANY PARTICULAR UNIT BASED ON AN INDIVIDUAL REQUEST FORM. **ARCHITECTURAL AND LANDSCAPE REQUEST FORMS** ARE OBTAINED FROM THE CLUBHOUSE AND/OR ANY BOARD MEMBER. ALL CHANGES MUST BE PREAPPROVED BY THE ASSOCIATION BOARD. *CDL BY-LAWS LANDSCAPE P. 7 / ARCHITECTURE P.8*
- 7. WHEN ARE THE TRASH PICK UP DAYS?** TRASH/GARBAGE IS NORMALLY PICKED UP ON FRIDAY MORNINGS. YARD WASTE IS GENERALLY PICKED UP THE 1ST AND 3RD FRIDAYS OF EACH MONTH. LARGE HOUSEHOLD BULK PICKUP 2nd and 4th FRIDAYS. (See County Schedule)

8. CAN I RENT MY UNIT? RENTING UNITS IS ACCEPTABLE UNDER CERTAIN CONDITIONS. IT CAN'T BE RENTED MORE THAN TWICE DURING A TWELVE MONTH PERIOD AND MUST BE PREAPPROVED BY THE BOARD. OWNERS ARE RESPONSIBLE FOR RENTERS ACTIONS. **RENTAL REQUEST** FORMS ARE AVAILABLE IN THE CLUB HOUSE OR FROM ANY BOARD MEMBER. *CDL BY-LAWS P.9*

9. HOW DO I VOICE A CONCERN TO THE BOARD? THE BOARD WILL ACCEPT CONCERNS FROM MEMBERS THROUGH AN **ISSUE RESOLUTION** FORM. FORMS ARE AVAILABLE AT THE CLUB HOUSE FROM ANY BOARD MEMBER OR ELECTRONICALLY. THE BOARD WILL RESPOND TO ANY WRITTEN CONCERNS WITHIN 30-DAYS. *CDL BY-LAWS P.3*

10. ARE THERE ANY REGULATIONS ABOUT SELLING MY UNIT? THERE ARE TWO DIFFERENT FORMS THAT MUST BE SUBMITTED WHEN SELLING ANY UNIT. THE FIRST IS A **PRESALE** FORM THAT WILL ALERT THE BOARD OF AN INTENTION TO SELL. IT MUST BE PREAPPROVED BY THE BOARD BEFORE ANY SIGNAGE IS ERECTED ON THE COMMON GROUNDS. A SECOND **FINAL SALE** FORM ALSO REFERRED TO AS AN ESTOPPLE IS REQUIRED AT CLOSING. IT ALSO MUST BE APPROVED BY THE BOARD BEFORE CLOSING. BOTH FORMS ARE AVAILABLE AT THE CLUB HOUSE OR FROM ANY BOARD MEMBER. *CDL BY-LAWS P.9*

11. IS THE ASSOCIATION FINANCIAL INFORMATION AVAILABLE? ASSOCIATION FINANCIAL INFORMATION IS AVAILABLE TO ALL MEMBERS. MONTHLY AND YEAR-TO DATE FINANCIALS ARE AVAILABLE AT THE CLUB HOUSE AND FROM ANY BOARD MEMBER.

12. IS THE ASSOCIATION INVOLVED IN ANY CURRENT LEGAL/FINANCIAL ENCUMBRANCES? THE ASSOCIATION IS ENTIRELY FREE FROM ANY LEGAL/FINANCIAL ENCUMBRANCES.

In addition to the prospectus or offering circular, each buyer shall be furnished a separate page entitled "Frequently Asked Questions and Answers," which shall be in accordance with a format approved by the division and a copy of the financial information required by s. 718.111. This page shall, in readable language, inform prospective purchasers regarding their voting rights and unit use restrictions, including restrictions on the leasing of a unit; shall indicate whether and in what amount the unit owners or the association is obligated to pay rent or land use fees for recreational or other commonly used facilities; shall contain a statement identifying that amount of assessment which, pursuant to the budget, would be levied upon each unit type, exclusive of any special assessments, and which shall further identify the basis upon which assessments are levied, whether monthly, quarterly, or otherwise; shall state and identify any court cases in which the association is currently a party of record in which the association may face liability in excess of \$100,000; and which shall further state whether membership in a recreational facilities association is mandatory, and if so, shall identify the fees currently charged per unit type.