

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

_____ CONDOMINIUM ASSOCIATION (COA) As of 1/1/2023

Name of Condominium Association

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

A: Each Unit Owner is a Voting Member entitled to vote at any meeting of the Association.

New owners are encouraged to participate on the Board of Directors.

FS 718.104(4)(j); COA Bylaws Declaration Article V; Exhibit 2a Bylaws

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The Owner shall occupy their unit as a single-family dwelling, for themselves and adult family members, and social guest who may visit for a maximum of 30 days per year, and for no other purpose. In No Event may more than (3) persons permanently occupy a one-bedroom unit and no more than (4) persons may permanently occupy a two-bedroom unit. This Condominium is a Housing for Older Persons facility as defined in the Federal Fair Housing Amendment Act of 1988. At least one permanent occupant must be 55 years or older. No children under (15) years of age are permitted to reside, except that children may be permitted to visit, not in excess of (30) days in any calendar year. Unit owners shall not permit or suffer anything which will obstruct or interfere with the rights of unit owners, or annoy by unreasonable noises, or otherwise, nor commit or permit any nuisance, immoral, or illegal acts in or about Condominium property. Unit owners are allowed (2) small house pets (25lbs or less) may be kept in their unit provided they do not cause or create an unreasonable disturbance or nuisance. See Unit Owner Rights and Responsibilities listed on the attached FL Condominium Governance Form. FS 718.112; FL DBPR Condo Governance Form; Declaration Bylaws Article XIII, Exhibit 2a Bylaws

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

A: No unit may be rented for a (24) month period following closing date of sale of unit. No lease of any unit shall be for less than six (6) months and no unit may be leased more than once in a twelve (12) month period.

FS 718.110(13); COA Declaration Article XI, Exhibit 2a Bylaws

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

A: Monthly Assessments for Unit - 1 Bed/1.5 Bath (702 Square Feet) for calendar year 2023 will be ~~—~~z -Declaration Architectural Documents- 1972; COA Proposed Budget 2023

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: Unit owners in Century Village are automatically members of the United Civic Organization (UCO) with no charged assessments. The condominium association unit owners elect UCO delegates. UCO ByLaws

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: UCO Century Village Club recreational facility assessments to W.P.R.F Inc., for calendar year 2023 is estimated to be \$157.00.

1999 UCO Model Documents Master Declaration of Condominium and By-Laws

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.