

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
SEA WATCH CONDOMINIUM

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

A: One vote for each of 39 units. Qualified to vote at member meetings on Association matters. Owners do not vote on matters at Board of Director meetings.

Q: What restrictions exist on my right to use my unit?

A: The condominium has qualified as an adult community under the Fair Housing Act as amended in 1988. Please see the condominium documents and rules & regulations for other specific restrictions.

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

A: The condominium has qualified as an adult community under the Fair Housing Act as amended in 1988. Maximum period for rentals/leases is 273 days in any calendar year. Please see the condominium documents and rules & regulations for other specific restrictions.

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

A: All regular assessments of the Association are due quarterly on the first day of April, July, October, and January of each year. (Calendar Year for SeaWatch Budget is April 1st – March 31st). Please refer to the budget for fees.

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: Sea Watch cooperates with SCHOA, to maintain the entrance roadway and the landscape areas of the entrance along Hwy A1A. Please refer to the attached budget for annual fee.

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 a liability in excess of \$100,000? If so, identify each such case.

A: NO

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. PROSPECTIVE PURCHASERS SHOULD REFER TO ALL REFERENCES, SALES CONTRACT AND EXHIBITS THERETO, AND THE CONDOMINIUM DOCUMENTS. IF YOU HAVE ANY QUESTIONS, YOU SHOULD SEEK LEGAL COUNSEL OF YOUR CHOICE.