

ORANGE BLOSSOM TOWER CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of January 1, 2012

Q: What are my voting rights in the Condominium Association?

A: pursuant to Article 3.5 (c) Voting Member, of the Bylaws, to wit:

“If a Unit is owned by one person, the right to vote shall be established by the roster of members. If a Unit is owned by more than one person, those persons (including husbands and wives) shall decide among themselves as to who shall cast the vote of the Unit. In the event those persons cannot so decide, no vote shall be cast. A person casting a vote for a Unit shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by an appropriate officer of the corporation and filed with the Secretary of the Association. Such person need not be a Unit Owner. Those certificates shall be valid until revoked or until superceded by a subsequent certificate or until a change in the ownership of the Unit concerned. A certificate designating the person entitled to cast the vote for a Unit may be revoked by any record owner of an undivided interest in the Unit. If a certificate designating the person entitled to cast the vote for a Unit for which such certificate is required is not on file or has been revoked, the vote attributable to such Unit shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed.”

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

A: Refer to the Declaration of Condominium §19, ¶19.1, ¶19.2, and ¶19.3. Also refer to the Rules and Regulations.

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

A: It shall be necessary for the Board of Directors of the Association or its duly authorized officers, agent or committee to approve in writing all transfers, leases or occupation of a unit before such transfer, lease or occupation shall be valid and effective. Written application must be made using the application forms promulgated by the Board and shall be accompanied by a transfer fee as required by the Board. Refer to the Declaration of Condominium §20, ¶20.1.

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

A: Maintenance and reserve fees are established annually and are due and payable quarterly on the first day of each quarter: January 1, April 1, July 1 and October 1 as follows:

Annually	Quarterly
\$12,000.00	\$3,000.00

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? In addition, how much are my assessments?

A: No.

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. One thousand dollars (\$1,000.00) annually for the use of the recreational facilities at 1350 Main Street.

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
MADE IN GOOD FAITH AND TO THE BEST OF OUR
ABILITY AS TO THEIR ACCURACY AND ARE ONLY SUMMARY
IN NATURE.**

**A PROSPECTIVE PURCHASER SHOULD REFER TO
ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT
AND ALL CONDOMINIUM DOCUMENTS.**