

FREQUENTLY ASKED QUESTIONS AND ANSWERS

What are the voting rights of the unit owners in Willowood Mid-Rise Condominium III Association, Inc.? The owner or owners of each Unit shall become a member or members of the Association automatically upon and simultaneously with delivery of a deed of conveyance of fee title thereto from Developer or, in a conveyance by a grantee or a remote grantee of Developer, a deed which has been approved by the Association and otherwise complies with the terms and condition of this Declaration, the Articles of Incorporation and By-Laws of the Association. There shall be appurtenant, and pass with the title, to each Unit one vote as a member of the Association, which may be exercised by the owner(s), or the duly constituted proxy of the owner(s), from time to time, of each Unit at all meetings of members and in connection with all matters upon which members of the Association are entitled to vote. The qualification of members of and manner of admission to membership in the Association, the termination of such membership and voting by members shall be as provided for in the Articles of Incorporation and By-Laws of the Association.

Are there any unit use restrictions, including any restrictions on renting or leasing the unit? Use of the Condominium Property shall be in accordance with the following provisions so long as the Condominium exists:

A. **Units:** Each of the Units shall be occupied only by a single family, its servants and guests, as a residence and for no other purpose. Except as the right to divide and subdivide is reserved to the Developer, no Unit may be divided or subdivided into smaller unit, nor any portion thereof sold or otherwise transferred.

B. **Common Elements:** The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the units.

C. **Nuisances:** No nuisances shall be allowed upon the Condominium Property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium Property by residents. All parts of the Condominium Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor shall any fire hazard be allowed to exist. No use shall be made of any Unit or of the Common Elements or Limited Common Elements which will increase the rate of insurance upon the Condominium Property.

D. **Lawful Use:** No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification or repair of the Condominium Property shall be the same as is elsewhere herein specified.

E. **Leasing:** After approval by the Association, entire Units, but not less than entire Units, may be leased; provided occupancy is only by the lessee and his family, servants, and guests. Units may be leased for periods of not less than 3 consecutive months, on time per year. A unit may not be leased until an owner has held title for a minimum of one year. All leases shall be subject to the right of first refusal of the Association, and the Association may charge a reasonable fee to be fixed by the Board of Directors to defray the cost of the Association of processing the lease in regard to said right of first refusal but such fee shall not exceed the maximum fee from time to time allowed by law.

F: **Carpeting:** All floor areas with the exception of bathrooms, foyers and kitchens in every Unit on Floors 2 through 8 must be covered by the Unit owner with wall-to-wall carpeting. Ceramic tile or wood flooring may be used as a floor covering in living area with proper soundproofing, **only with Board approval**. Carpet may not be used as a floor covering for patios and balconies.

G. **Regulations:** (See Attached Rules and Regulations) Reasonable regulations concerning the use of the Condominium Property, except for the management unit, may be made and amended from time to time by the Board provided, however, that all such regulations and amendments thereto shall be approved by not less than a majority of the members of the Association before the same shall become effective. Members not present at meetings considering such regulations or amendments thereto may express their approval in writing. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit owners and residents of the Condominium upon request.

If a unit owner/Association wishes to make alterations of or improvements to units and/or common elements, what are the restrictions?

Unit owners or the Association shall not make any alterations, improvements or additions to Units or Common Elements, except in compliance with the following: Unit owner(s) shall first submit plans to the Board, and the Board, by resolution unanimously adopted by the affirmative vote of all members thereof, shall approve and consent thereto, no alteration of or improvement or addition to a Unit, or to any Limited Common Element to which the owner has an exclusive right of use, shall be made, constructed, erected or

Installed which shall: (1) remove, in whole or in part, replace, reroute, or otherwise affect any column, bearing wall or partition, pipe, duct, wire or conduit, or obstruct any easement herein provided for, or (2) remove, or change the style, pattern, material, texture or outside color of any door, window, screen, fixture, equipment or appliance in or on an exterior Unit or building wall or (3) cover from the inside or outside, the glass or other transparent and/or translucent material in any exterior door or window with, or apply or affix thereto any material or substance which shall render the same opaque or change the exterior color thereof, except interior draperies, curtains, shades or shutters which are lined, backed, covered or painted on the side visible from the exterior with a neutral color material, or (4) affix to or over the exterior door or window or otherwise install on the exterior, of any Unit or building, any storm or hurricane shutter or awning or any protective or decorative panel, paneling, trim, enclosure, fixture, or appliance, or (5) otherwise change, modify or alter the exterior of any Unit or building so that it thereby differs in appearance from any other Units or buildings of the same type. There shall be no material alterations or substantial improvements or additions to the Common Elements or Limited Common Elements except in the following manner: subject to the foregoing restrictions against changing the exterior appearance of Units and/or buildings, the Association shall have the right to make or cause to be made alterations, improvements and/or additions to the Common Elements or Limited Common Elements, except the acquisition of additional real property, which have been approved by the owner of Units to which seventy-five percent (75%) of the Common Elements or Limited Common Elements are appurtenant. The cost of such alteration, improvements and/or additions shall be assessed against and collected from the owners of all Units as Common Expenses.

What is the amount of Willowwood Mid-Rises Condominium III Association, Inc., 2025 maintenance assessment; how often is it paid?

<u>Unit</u>	<u>No. of Units</u>	<u>Quarterly</u>	<u>Yearly</u>
A-Unit	64	\$3,226.52	\$12,906.08
B-Unit	28	\$2,578.58	\$10,314.32
C-Unit	1	\$1,309.31	\$ 5,237.24

Maintenance assessments are due quarterly on 1/1, 4/1, 7/1, 10/1.

Are there any court cases the Association is a party to where the liability may be in excess of \$100,000? NO

Is there any mandatory membership in any recreational facilities association and any fees associated with such mandatory membership on a per unit basis? NO

If I have any questions regarding the business operations and functions of the Condominium, where can I find this information? You can find this information in the Declaration of Condominium, By-Laws and Articles of Incorporation for Willowwood Mid-Rise Condominium III Association, Inc. (copies are available in the Management Office upon request).

Is there a Master Association? YES. As an owner in Willowwood Mid-Rise Condominium III Association, Inc. you will also become a member in the Village of Willowwood Association, Inc. and Boca West Master Association, Inc.

What is the Management Company name?

CASTLE GROUP - 6801 Willowwood Drive, Boca Raton, FL 33434 (561) 483-7356 **THE RESPONSES**

HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF OUR ABILITY AS TO THEIR ACCURACY.