

FREQUENTLY ASKED QUESTION AND ANSWERS SHEET
HARBOUR LINKS CONDOMINIUM ASSOCIATION, INC.

As of January 1, 2023

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

A. One vote per unit. There are 20 units in the association.

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

A. Units are limited to single family residential use. Occupants are allowed no more than two cats or small dogs (or one of each), and birds and fish. Small is defined as "able to be easily carried". Commercial vehicles, boats, campers, motor homes, and similar vehicles are prohibited unless parked within a closed garage or unless approved by the Board of Directors. Please see Sec 13 of the Declaration and also the Rules and Regulations.

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. The owner must provide the Association with requested information about the lease and the tenant, and the occupancy must be approved by the Association. There is a ninety (90) day minimal lease term with a two-lease annual maximum. See Sections 13 and 14 of the Declaration of Condominium, and the Rules and Regulations. Note that in the last 10-year period, only one lease was submitted.

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

A. Condominium assessments are due quarterly on January 1, April 1, July 1, and October 1 in the amount of \$2,000.00 per unit. This includes operating expenses and contributions to Reserves. Insurances for the Common Elements and the Association are paid for the year in a lump sum; each owner will be assessed for their 1/20th share, due April 1, and for 2023 is estimated to be \$6,500. Note in 2016, the Association used accumulated Reserves and borrowed funds totaling nearly \$800,000 for new roofs, paint, lights, signage, and gutters of all three buildings. In December 2019, the borrowed funds were fully repaid. Roadway was completed in 2022.

Q. What is the status of reserve funding? Are there any special assessments planned?

A. The Association waives full funding of statutory reserves. The Reserve balance at EOY 2023 was \$64,300. A special assessment of \$2,000 was enacted for calendar year 2024.

Q. Does the Association provide basic cable television service?

A. No, each owner is responsible for choosing their vendor and types of service. Vendors include Comcast and Frontier. Services are typically suspended by owners should they only use their unit seasonally.

Q. Do I have to be a member in any other association?

A. Yes. All unit owners in the condominium are by deed members of Bay Isles Association that maintains security, primary roads, and shoreline. A Harbour Links representative exercises the voting rights of our unit owners. Assessments are proportional to property value and range between \$500 and \$900 annually.

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A. The community pool is maintained by the Association and is funded by the quarterly assessment. The Bay Isles Beach Club is free to members with some services requiring a fee. Access through the Bay Isles gates requires a plastic card or a transponder (fee required).

Q. Has the condominium association been involved in any court cases in which it may face liability in excess of \$100,000.00? Has there been any lien or foreclosure actions in the last 5 years?

A. No and No. Harbour Links owners are prompt payers and vested in the betterment of their community.

NOTE: THE STATEMENTS CONTAINED HERIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, THE ESTOPPEL CERTIFICATE, AND THE CONDOMINIUM DOCUMENTS.