

VISTA G A R D E N S A S S O C I A T I O N , I N C .
F R E Q U E N T L Y A S K E D Q U E S T I O N S & A N S W E R S

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

A: The owner of each unit will be entitled to one (1) vote. If a unit is owned by more than one (1) person, the person to be designated will be stated on a voting certificate. Only one of the owners of record can be the designated voter. (See the Bylaws of the Vista Gardens Association, Inc., Section 2.5)

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

A: Each unit will be occupied only as a single-family private dwelling. One of the persons occupying a unit must have attained the age of 55 years. Children under thirteen (13) years of age are restricted. (See Declaration of Condominium, Section 18 and section 24.3; also Rules & Regulations.)

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

A: No unit can be leased until it has been owned for one (1) year after May 12, 2015. No lease will be for a period of less than sixty-days (60) and no unit may be leased in excess of three (3) times in a calendar year. Section 18 and Section 24.3 of the Declaration of Condominium apply. There is a \$100 processing fee for each new lease and the Board of Directors must approve all lease renewals, 2 weeks in advance. No one may own more than three (3) units

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

A: A budget is established each year based on the square footage of your unit per the Condominium documents. The monthly assessments (monthly maintenance fees) are due on the first of each month as follows (See Bylaws of the Vista Gardens Association, Inc., Section 6.3): For fiscal year 2020-2021 the monthly assessments are:

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|-------------------------------|-------------------------------|
| 1 Bedroom, Model A - \$287.00 | 1 Bedroom, Model B - \$255.00 |
| 2 Bedroom, Model A - \$351.00 | 2 Bedroom, Model B - \$367.00 |

Q: What utilities are included with my assessment fee (monthly maintenance fees)?

A: The Association pays basic cable TV, water, and sewer, trash pick-up and exterior lighting on buildings and grounds from the assessment fees collected.

Q: Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association? How much are my assessments?

A: No. None.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obliged to pay?

A: No. The association owns its recreational facilities.

Q: Is the Condominium Association or other mandatory membership association involved in any court cases which it may face liability in excess of \$100,000? If so, identify each such case.

A: No, the Association is not involved in any court case.

NOTE: The statements contained herein are only a summary in nature. A prospective purchaser should refer to ALL references, exhibits hereto, the sales contract and condominium documents.

2/24/2020