

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
WINDWARD CONDOMINIUM ASSOCIATION, INC.**

Revised: January 2026

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

A: One vote for each of 65 units. Qualified to vote at member meetings on Association matters. Owners do not vote on matters at Board of Director Meetings. (Section 5 of the 2nd Amended and Restated Declaration of Condominium).

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

A: Please refer to Section 16. Occupancy and Use Restrictions of the 2nd Amended and Restated Declaration of Condominium.

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

A: No portion of a Unit (other than an entire Unit) may be rented. All leases of Units shall be in writing. A Unit shall not be leased or rented without the prior written approval of the Association. No Unit owner may lease his or her Unit more than six (6) times in twelve (12) month period or for a period of less than sixty (60) consecutive days. Please refer to Section 17. Conveyances, Sales, Transfers, rentals, Leases and Licenses of the 2nd Amended and Restates Declaration of Condominium.

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 January, April, July, and October of each year. Refer to the yearly adopted budget.

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: Membership in the Moorings Property Owners Association is not mandatory but recommended. The fee is currently covered in the condominium association's operating budget. This fee covers security expenses, MPOA common area maintenance, etc. Each unit is entitled to one vote at member's meetings.

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 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, PLEASE DIRECT THEM TO A MEMBER OF THE BOARD OF DIRECTORS. YOU ALSO MAY WISH TO SEEK LEGAL COUNSEL.