

NEWCASTLE CONDOMINIUM ASSOCIATION, INC.
2018

FREQUENTLY ASKED QUESTIONS

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

A: There are 278 units in Newcastle, a Condominium, and the owner of each unit has **one** indivisible vote which may be cast in all matters which require a vote of the owners. Voting rights and procedures are described in Article 2.2 of the Bylaws of the Association.

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

A: Each unit shall be occupied by a single family as a residence and for no other purpose as described in Section 11 of the Declaration of Condominium. No owner shall make or permit the making of any structural modifications or alterations to his or her unit without first obtaining the written consent of the Association.

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

A: No unit may be leased for a term of less than 30 days. No lease may be for a period of more than one year as described in Section 13 of the Declaration of Condominium. Lease applications must be submitted to the Association for Board Approval at least 20 days before the beginning date of the lease.

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

A: The fees for 2018 are \$952.00 per quarter and are due on Jan 1, Apr 1, Jul 1 and Oct 1, 2018.

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: Yes, Berkshire Lakes Master Association, Inc. Each Owner of a residential unit is a member and is entitled to one vote for each unit owned. Please contact the Berkshire Lakes Master Association (239) 353-7633 for the amount of the annual fee.

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.

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