

FREQUENTY ASKED QUESTIONS AND ANSWERS SHEET
RIVER DANCE, a CONDOMINIUM
RIVER DANCE CONDOMINIUM ASSOCIATION, INC.
As of January 1, 2023

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

A: The owners of a single condominium unit shall collectively be entitled to one (1) vote for that condominium unit. Refer to Article 7 (Section 7.2) of the Declaration of Condominium.

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

A: There are a number of use restrictions set forth in Paragraph 19 of the Declaration of Condominium. See Paragraphs 16 & 17 of the “Rules and Regulations for Residential Units” contained in the Rules and Regulations regarding restrictions on pets.

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

A: No condominium unit shall be leased more than four (4) times in any calendar year, with each lease period for a time of not less than thirty (30) consecutive days, without written approval of the Board of Directors. In addition, no condominium unit shall be sold on a “time-share basis”. Refer to Articles 20 and 21 of the Declaration of Condominium and to Paragraph 23 of the “Rules and Regulations for Residential Units”, contained in the Rules and Regulations. All leases and lease renewals must be approved by the Board of Directors.

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

A: For 2023, the quarterly assessment for each Unit is \$2,600.00, which includes reserve payments. Refer to the Budget for detailed information. Assessments are due on the first day of each and every calendar quarter.

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: No.

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. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**