

Tangerine Woods Owners Association, Inc.

Frequently Asked Question and Answer Sheet

As of January, 2025

NOTE: The Purchase of a unit at this condominium (X) IS () IS NOT subject to prior association approval.

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

A: Each condominium Unit shall be entitled to one (1) vote at meetings of the Association membership. The Bylaws shall state the manner of exercising voting rights.

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

A: Please refer to Tangerine Woods Declaration Article 10, USE Restrictions:

No children under the age of eighteen (18) shall occupy Units, except for temporary house guests and visitors. "Temporary" house guests and visitors including the above shall mean one that occupies such Unit for no more than thirty (30) days in any twelve (12) month period. An Owner, an owners spouse or an owner's significant other, (if under the age of fifty five (55)) may occupy and reside in a Unit as long as one (1) of the owners of the unit is age fifty five (55) or older. Under no circumstances can a unit be occupied by guests or relatives unless the qualifying owner, or his/her spouse or the owner's significant other is present in the unit.

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

A: GENERAL PROVISIONS REGARDING LEASING. Only entire Units may be rented. Rental of rooms or less than the entire Unit is prohibited. There shall be no subletting of Units without approval of the Board in the manner provided. The maximum stay for Guests of Tenants is fourteen (14) days in any twelve (12) month period. Guests of Tenants may not use the Unit except when the Tenant is also in residence. All leases shall be for a minimum period of ninety (90) days. Upon the expiration of any lease, renewals thereof shall also be a minimum period of ninety (90) days.

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

A: Assessments are **\$613.00 per quarter** for the year 2025. These are due on January 1st, April 1st, July 1st and October 1st.

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 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.