

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

**BEACON HOUSE CONDOMINIUM
("BHC")**

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

A: BHC has 50 units. The owner of each unit has one indivisible vote which may be cast in all matters which require a vote of the owners, except the 2 penthouse units which each have two indivisible votes each. Voting rights and procedures are described in Article 6 of the Amended and Restated Declaration of Condominium and Article 2 of the Amended and Restated Bylaws of the Association.

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

A: Each unit is restricted to Residential use. The restrictions on each unit are described in Articles 14 and 15 of the Amended and Restated Declaration of Condominium and in the Bylaws of the Association.

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

A: All leases require prior approval of the Board of Directors. All leases shall be for a minimum period of ninety consecutive days (or three calendar months) and for a maximum of one year. No unit may be leased more than twice in any calendar year, measured from the beginning date of the previous occupancy. Leasing restrictions are found in Article 16 of the Amended and Restated Declaration of Condominium, Bylaws of the Association and BHC Rules and Regulations.

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

A: Regular assessments based on the Association's annual budget are payable quarterly, in advance, due on the first day of January, April, July and October. The share of common expenses payable by each unit is based on the size of the unit.

Year: 2025

East Building Amount per Quarter

1-Bedroom \$3153.75

2 Bedroom \$4350.00

West Building Amount per Quarter

1-Bedroom \$4350.00

Large 2 Bedroom \$4785.00

Penthouse \$8917.50

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: N/A

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: Use of Kayak facility requires a \$200 fee.

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: N/A

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.