

<p><b>SUGAR SANDS CONDOMINIUM ASSOCIATION INC.</b>  <b>FREQUENTLY ASKED QUESTION AND ANSWER SHEET</b>      <b>1/3/12</b></p>
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**Q:** What are my voting rights in the condominium association?

**A:** There are 344 units in the Sugar Sands Community. On all matters upon which the membership shall be entitled to vote, there shall be only one undivided vote for each unit owned.

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

**A:** Each unit shall be used as a single family residence only. In no event shall occupancy, except for temporary occupancy by visiting guests, exceed two (2) persons per bedroom. All units in the condominium shall be held for occupancy by persons fifty-five (55) years of age or older. No unit may be occupied by children under the age of eighteen (18) years of age, except for temporary occupancy by visiting guests. No occupancy shall be permitted by individuals between the ages of eighteen (18) and fifty-five (55) unless the unit is also occupied by at least one person fifty-five (55) years of age or older. Guest occupancy by members of the immediate family of the Unit Owner or Owners shall not be restricted -- Guest occupancy by all other persons in the absence of the Unit Owner shall be limited to thirty (30) days, cumulatively, during any calendar year.

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

**A:** Only entire units may be rented. There shall be no subdivision or subletting of units. Units may only be occupied by tenants as a single family residence. All leases shall be for a minimum period of three (3) months or three calendar months, which ever is less. Occupancy is limited to two (2) permanent occupants per bedroom. All proposed new lessees and proposed new owners must complete the appropriate application, available at the Sugar Sands Office. All new lessees and new owners must appear before the sale and lease screening committee. Existing owners purchasing a unit in a building, where they do not currently own a unit, must appear before the sale and lease screening committee. An application fee and criminal background check is required for lease and sales as follows:

- 1) Seasonal leases or yearly leases that reoccur each year will not require background checks if the Association has already performed such.
- 2) Current owners that are purchasing another unit will not be required background checks if the Association has already performed such.
- 3) Fees(US Funds Only) : A lease application with background check ----- \$100.00
 

A lease with no background check -----	\$50.00
A sale to a new owner -----	\$100.00.
Estoppel Letter -----	\$75.00
Condominium Questionnaire -----	\$150.00

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

**A:** Assessments may vary from building to building. The assessment is based on common expenses shared by all units and expenses specific to the units of each building. Assessments are shared equally by each unit in a building. Assessments are collected quarterly and due on the first day of January, April, July and October. Late fees will be applied to all payments received after the tenth day of the month due. Special assessments may be levied from time to time as needed for items such as roof replacement, building painting and other items that are not covered within the annual budget.

## **THERE ARE NO STATUTORY RESERVES**

- Q:** Do I have to be a member in any other association?  
**A:** No.
- Q:** Am I required to pay rent or land use fees for recreation 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.
- Q:** Should an emergency unit access key and car key be left with the Sugar Sands Office?  
**A:** Yes. From time to time planned maintenance or emergency situation may arise that require unit access. If a vehicle is left on the Sugar Sands Property during your absence a key must be left with the Sugar Sands Office or be readily available from a local individual upon request. In you absence your apartment watcher should be registered with the office.
- Q:** What type of vehicles are allowed and where can I park?  
**A:** Passenger licensed vehicles No pick-up trucks or motorcycles 10:00 PM to 7:00 AM. While at your building your vehicle must be parked in your parking space. Guest spaces are reserved for guests. Only one (1) designated space per unit is available.
- Q:** What amenities are available?  
**A:** In the recreation area there is the swimming pool and wading pool, gas grills, two pool side pavilions, men's and ladies sauna rooms, restrooms and shower facilities, tennis courts, shuffleboard courts, Ping Pong table and the Clubhouse. The Clubhouse has a full kitchen, a large meeting room, card room and billiard room. With certain restrictions the Clubhouse can be reserved. Dock facilities are limited and may be available form time to time. The right to use a slip is licensed to owners upon Board approval. Dock licensees that rent their units give up their right to use the dock facilities during the term of the unit rental. The Association plans various social functions throughout the year. Notices of such events are posted on the bulletin boards in the recreation area and at each building. City bus transportation to shopping, theaters and other areas are available with bus stops located at the East end of Sugar Sands along Ocean Drive.

**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.**