



## Frequently Asked Questions and Answers

**Northlake Condominium Association, Inc.**

**As of March 24, 2023**

- Q. What are my voting rights in the condominium association?  
A. Owner of a dwelling unit is entitled to cast one vote. The vote of a condominium unit shall not be divisible.
- Q. What restrictions exist in the condominium documents on my right to use my unit?  
A. Each of the dwelling units shall be occupied only by a family, its servants, and guests, as a residence and for no other purpose.
- Q. What restrictions exist in the condominium documents on the leasing of my unit?  
A. Units may be rented only one time in any 12-month period for not less than 3 months. Additionally, new purchasers may not rent their unit for two years (24 months) following the date of purchase (unless unit is acquired through inheritance).
- Q. How much are my assessments to the condominium association for my unit type and when are they due?  
A. Assessments are due quarterly Jan 1, April 1, July 1 and October 1. The approved annual budget displays the quarterly assessment amount which is distributed to all unit owners.
- 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 other association involved.
- 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. The condo fee covers common area maintenance, water & sewer.
- Q. What other restrictions are there?  
A. One assigned parking space per unit. Trucks, including small trucks cannot be parked on Northlake Condominium property. All automobile parking is to be head in only. No animals or pets of any kind shall be kept in any unit or on any property of the condominium. Boat slips can only be assigned to Northlake Condo unit owners. If a unit owner rents his unit, the unit owner may not use his boat slip during the term of the lease. Leases of delinquent unit owners will not be approved until the delinquencies are paid.

Guests of the unit owner may occupy a unit under the following conditions.

In the absence of the unit owner, a guest as an immediate family member may occupy the unit after presentation of written permission from the unit owner to the Board of Directors, hereinafter referred to as BOD, prior to arrival at the condominium. Stays that will exceed thirty (30) days in a calendar year will require completion of a screening application per individual, application fees and approval by the screening committee and BOD

Guests as non-immediate family members may visit and temporarily reside in a unit with the owner in attendance, the stay shall not exceed a maximum of thirty (30) days in a calendar year.

Unit occupancy by unattended non-family member guests of unit owner(s) may occupy the unit after presentation of written permission from the unit owner to the BOD prior to arrival at the condominium and approval by the BOD. The stay is limited to a maximum of thirty (30) days per calendar year.

**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.**