

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Palm Springs Condominium Association

January 23, 2025

AS OF: _____
Name of Condominium Association _____

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

A: The owner(s) of each Unit shall be entitled to one (1) vote on each issue which comes before the condominium association requiring Unit owner approval per Section 6.2 of the Declaration of Condominium. If a Unit is owned by more than one person or by an entity (i.e. a corporation, partnership or trust), the Unit owner shall file with the association a voting certificate designating the person entitled to vote for the Unit. The designation made by voting certificate may be changed at any time by the owner(s) of the Unit. Unit owners should be aware that most day-to-day decisions of the association are made by the board of directors (and do not require a vote of unit owners).

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

A: All documents - The Articles of Incorporation, By-Laws, Amendments, and Policies may be accessed through our web site: www.keysenterprise.net/palmsprings .
To establish harmony in the community, the condominium documents establish certain restrictions on the permitted uses of Units. The Units may be used only for residential purposes, subject to these restrictions. Various restrictions exist regarding the Units including, but not limited to, restrictions regarding changes and alterations to the units, pets, parking of trailers and boats, mitigation of dampness and humidity and installation of floor coverings. Please refer to the Use Restrictions Section 18 of the Declaration of Condominium and the Rules and Regulations of the Association.

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

A: The minimum rental period is 6 months, and the maximum rental period is unrestricted. One lessee and members of immediate family and guests. No individual room rentals or transient tenants. No time sharing. No subletting. See Use Restrictions in the Declaration of Condominium. In order to establish harmony in the community, the condominium documents establish certain restrictions on the permitted uses of Units. The Units may be used only for residential purposes,

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

A: For the year 2025, the monthly dues are \$690.00. Monthly dues are due on the first day of each month. This amount is subject to change based upon budget requirements.

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 the association? Also, how much are my assessments?

A: No. There are no other associations.

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

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

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.

