

# **Wiggins Bay Villas Condominium Association, Inc.**

## **Frequently Asked Questions**

**Q: What are my voting rights in the Condominium Association?**

**A:** Each unit is entitled to one vote.

**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.

**Q: What restrictions exist in the Condominium Documents on the leasing of my unit?**

**A:** Leases must be for a term of at least thirty (30) days and no more than one (1) year. No unit may be leased more than four (4) times in one (1) calendar year. Board must approve 20 days in advance. A completed application and \$100.00 fee required. In addition, all applicants listed on the lease must undergo a background check at a cost of \$50.00 per person effective May 1, 2016.

**Q: How much are my assessments to the Condominium Association for my unit and when are they due?**

**A:** The Association assessments are \$500.00 and are due the first day of each Quarter (January, April, July, and October) regardless if notice is received or not.

**Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?**

**A:** Yes. The Wiggins Bay Foundation, Inc. is the Master Association. All unit owners of Wiggins Bay Villas are subject to the Master Association's documents and restrictions. Assessments are billed annually, due by January 1 for that year and are paid directly to the Master Association. The annual assessment for 2016 is \$1360.00.

**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 involved in any court cases in which it may face liability 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 CONOMINUM DOCUMENTS.**