

Carriage Homes at Bell Tower Park Condominium Association, Inc.

2025 FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

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

A: Each Unit Owner shall be a member of the Association. Each Unit shall be entitled to one (1) vote to be cast by its Owner in accordance with the provisions of the Bylaws and Articles of Incorporation of the Association. The total number of votes shall at all times be equal to the number of Units submitted to the condominium form of ownership under the Declaration and amendments.

Q: What restrictions exist in the Condominium documents on my rights to use my unit?

A: There are various restrictions set forth in the condominium documents such as restrictions on pet restrictions, residential and common area use, hurricane shutters, etc. Please refer to the applicable Sections of the Declaration and the Rules & Regulations of the Association. The foregoing is only a brief summary.

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

A: No lease or rental of a unit may be for a period of less than thirty (30) days. Any proposed lease must be preapproved in writing by the Association. At least thirty (30) days prior to any proposed lease, the Unit Owner desiring to lease the unit shall provide the Association with a lease application to include items such as the name, address and telephone number of the proposed tenant, and shall provide the Association with any other information it may request. The Association may require the personal appearance of the propose tenant and his/her family as a condition of approval. For more detail information refer to the entire text of the Community Declaration. The foregoing is only a brief Summary.

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?

A: No.

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?

A: Yes, the Master Association of Bell Tower Park Property Owners Association. The Master dues are included in the monthly maintenance assessments.

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00?

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