

CARRIAGE HOMES AT MAKARIOS
3942 A1A South, St. Augustine FL 32080

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Carriage Homes at Makarios Condominium Association, Inc.

As of Current Year

Name of Condominium Association

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

A: Article IV of the Declaration of Condominium for Carriage Homes at Makarios, a condominium ("the Declaration"), provides for one membership in the Carriage Homes at Makarios Condominium Association, Inc. ("the Association") for each unit. Pursuant to Article IV of the Bylaws of the Carriage Homes at Makarios condominium Association, Inc., each unit is entitled to cast one vote on all matters on which the membership is entitled to vote.

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

A: Article XV of the Declaration contains restrictions on use of the units and the common areas of the condominium. These restrictions include, but are not limited to, restrictions on the number of occupants of a unit, pets, parking, leasing of a unit, and alterations to the unit and common areas.

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

A: All leases must be a minimum of six (6) months in duration. Other restrictions are contained in Article XV of the Declaration.

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

A: Quarterly Assessments are due on the 1st of January-April-July and October. Please refer to the current years budget for the amount of the assessments due.

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 memberships are required.

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: The Association will pay 50% share of the expenses quarterly for the Amenity on the Single Family Land consisting of swimming pool, cabana clubhouse, and related recreational facilities to the Anastasia Dunes Homeowner Association, Inc. These fees will be paid as part of the quarterly assessments for each Makarios unit.

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

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.