

BELMONT COURT CONDOMINIUM ASSOCIATION

2025 FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: What are my voting rights in the Condominium?

A: There are 24 units in Belmont Court, A Condominium. The owner of each Unit has one indivisible vote, which may be cast in all matters, which require a vote of the owners. Voting rights and procedures are described in Article 5, Section 6 of the By-laws of the Association.

Q: What restrictions exist in the Condominium Documents on my right to use my Unit?

A: Each Unit is restricted to single family residential use, and there are restrictions on the number of occupants allowed to reside in a Unit on a permanent basis. No pets are permitted. Other restrictions are found on Page 2 of the "Summary of Rules and Regulations."

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

A: Units may be leased twice a year. One lease can be during the period from October 1st to April 30th, the other during the period May 1st to September 30th. Leases shall not be for more than one year or for less than 90 days. All leases must have prior written approval of the Board of Directors. Other leasing restrictions are found in Section IX, D of the Declaration of Condominium.

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

A: Regular assessments will be based on the Association's annual budget, and are payable semi-annually in advance, due on the first day of January and July.

2025 Association Dues are: \$7,459.00/Semi-Annually; \$50.00/Semi-Annual Garage Fee.

Q: Does a buyer have to be approved by the Board of Directors?

A: Yes, an interview is required.

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.