

BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC, (BCMA)

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

RE: BCMA POLICY MEMORANDUM 2-92

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

A: Each unit has one vote at the annual membership meeting or any special membership meetings. Voting for members of the Board is by secret ballot. All other voting is in person or by proxy.

Ref: Bylaws, sections II, III and IV

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

A: Unit may not be divided or subdivided. Appurtenances may not be conveyed, devised, encumbered, or dealt with separately. Common elements must be used in accordance with rules and regulations. Carpet or any other covering may not be installed on balconies. Within the unit, new floors, noise mitigation and other construction must be approved by BCMA office.

Ref: Declarations and BCMA Policy Resolutions

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

A: Lease must be for a minimum of four months. Unit occupants must be processed through the Sales and Leasing Committee and approved by the Board. Assessments must be current, Garage space accompanies the unit, Owner must provide all keys, key fobs, and garage door openers to lessee. Facilities are for the use of the lessee, not the owner, during the rental period.

Ref: Declarations

4. Q: Are pets allowed in the buildings?

A: No pets. Exception: Fully trained service or emotional support animals are allowed with proper documentation that will be verified. If they disturb the quiet enjoyment of other residents, you will be asked to remove them.

Ref: Bylaws section XII, Fair Housing Act.

5. Q: How much are my assessments, (maintenance fees) and when are they due?

A: For the year 2022 these monthly assessments are in effect:

1 bedroom 417.00	3 bedroom 791.00
2 bedroom 593.00	Penthouse 1010.00

This includes Spectrum.

Assessments are due on the first of each month. If payment is received after the 10th of the month there is a \$25.00 late fee, after the 21st, 1.5% interest per month will be charged.

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6. Q: Am I expected to pay rent or land use fees for recreational or other community used facilities? If so how much am I expected to pay annually?

A: The association rents out a limited number of storage lockers. The fee is based on the size of the locker, and is due on the first of each month and should be added to the maintenance check. Bayshore owns washers and dryers on each floor that you can use by depositing quarters in the slots. Washing takes five quarters per load and drying can take from two to three quarters.

7. Q: Does Bayshore provide WIFI and/or TV?

A: All units are equipped with Spectrum TV and wireless with a monthly charge, in 2022, of \$42.00 included in the monthly maintenance fee. This furnishes WIFI, two tv outlets and two remotes. You can contact Spectrum to add any additional services at your expense.

8. Q: Is the Association involved in any court cases that may face liability of more than \$100,000.00?

A: None

9. Q: Are there any special assessments expected?

A: None anticipated at this time.

Note: The statements herein are only summary in nature. A prospective purchaser should refer to all references, the sales contract, and the Condominium Documents.