

MAINLANDS OF TAMARAC BY THE GULF UNIT ONE ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET (Revised January 2008)

Q. WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A. Each unit has one (1) designated voter. See By-Laws, Article IV, Membership, Section 3 - Voting Members.

Q. WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?

A. Units shall be occupied only by a single family as its residence. No nuisances shall be allowed. Use of fences, hedges, clothes poles, antennas, etc. are regulated. See Section 10 of Declaration of Condominium for details.

One resident must be 55 years of age or older. No person under 40 years of age may reside in Mainlands without permission from the Association Board. See Section 11 of Declaration for Age Limitations of Permanent Residents.

Q. WHAT RESTRICTIONS EXIST ON THE LEASING OF MY UNIT?

A. A unit may be rented or leased for a period of not less than three (3) consecutive months. Any unit to be leased or rented for a period longer than 12 months must obtain written approval for each additional 12 months or less from the Association. It is the owners responsibility, not the Associations, to control the tenant. Before leasing, please refer to the Rental/Lease Policy section on page 10 of your Guide to Condominium Living booklet for complete details.

Q. HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY TYPE, AND WHEN ARE THEY DUE?

A. Assessment rates are set Annually, payable monthly, based on the Unit Lot Size assigned in the Condominium Declarations. The 2007 monthly rates, due on the fourth (4th) day of each month, beginning January 1, 2007, are as follows:

Lot Type B	\$ 175.30
Lot Type C	\$ 185.97
Lot Type E	\$ 196.57
Lot Type F	\$ 212.54

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Q. DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATION?

A. No

Q. AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES?

A. No

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

The date I received this Document is_____.

I have received the Condominium Documents of Mainlands of Tamarac by the Gulf, Unit One, which includes the Declaration of Condominium Articles of Incorporation, By-Laws, and current rules and regulations contained in the Information Booklet.

_____Buyer _____Seller

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCED EXHIBITS HERETO. THE SALES CONTRACT, AND THE DECLARATION OF CONDOMINIUM DOCUMENTS.