

RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC.

C/o A. R. Choice Management
333 17th Street, Suite 2-L, Vero Beach, FL 32960
Phone: 772-567-0808 Fax: 772-567-2551

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

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

A. Each Unit is entitled to one (1) vote at annual and special meetings of the membership and on matters directly affecting your Condominium. Unit Owners do not vote on matters at the Board of Directors meetings.

Q. What restrictions exist on my right to use my unit?

A. The condominium has not qualified as an adult community under the Fair Housing Act as amended in 1998. Each unit is restricted to single family, private residential use. No structural modifications may be made without the Association's written consent.

Q. What restrictions exist on the leasing of my unit?

A. After approval by the Board of Directors, entire Units may be rented, provided the occupancy is only by the Lessee, or by family or guests of the Lessee. No separate rooms may be rented. All leases must be for a minimum of term of at least three (3) months.

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

A. All regular assessments are due quarterly on the first day of January, April, July and October of each year. The Board of Directors establishes an annual budget for each condominium. Assessment amounts for each of the buildings are found on attached budget.

Q. Do I have to be a member of any other association?

A. Each owner is a member of the River Run of Sebastian Condominium Association, Inc. Although not separate associations, the individual condominiums are managed by separate entities for fiscal matters.

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? If so, identity each case.

A. No.

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

Updated September 26, 2012