

**COVERED BRIDGE TOWNHOMES PROPERTY OWNERS
ASSOCIATION, INC.**

**FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET
JANUARY 1, 2022**

Q: WHAT ARE MY VOTING RIGHTS?

A: Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership under Article V. hereof; provided, however, there shall be only one (1) vote per Lot.

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

A: These restrictions are presented in your Declaration of Covenants, Conditions, and Restrictions. No Lot shall be used for any purpose other than for residential purposes.

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

A: These restrictions are presented in your Declaration of Covenants, Conditions, and Restrictions, "Article X, "Leases" and in any Rules and Regulations promulgated by the Association's Board of Directors.

Q: HOW MUCH ARE MY ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION FOR MY TYPE OF UNIT AND WHEN ARE THEY DUE?

A: Maintenance fees are due on the First day of the month and are considered late if not paid by the 5th day of the month. For specific amount of assessments, please check with Management Company prior to closing.

Q: DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATIONS?

A: No. You are not required to be a member of any other Association.

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: No. You are not required to pay rent or land use fees for recreational or other commonly used facilities.

Q: IS THE PROPERTY OWNERS' ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASES IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000.

A: No.

Signed



President

The statements contained herein are only summary in nature. Unit owners and purchasers should refer to all Property Owners' Documents, Rules and Regulations, and any account information received from Ameri-Tech Community Management before making any decision to lease or purchase in the community.