FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
NEWCASTLE CONDOMINIUM ASSOCIATION, INC.

As of January 2024

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

A: Each unit in the Association will be entitled to cast one vote consisting of its voting interest on all matters on which the membership shall be entitled to vote. **(See Article 2.2 of the Bylaws)**

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

A: Only residential use is permitted. There are restrictions on the alteration and improvement of units. There are restrictions on signs. Owners may have one (1) small-breed domesticated household-type pet (e.g. a cat or dog) which shall not exceed forty (40) pounds in weight. There are restrictions on the use of common elements and common areas. **(See Declaration of Condominium)**

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

A: Only entire units may be leased. Board approval is required. No unit may be rented more than four (4) times in a calendar year. No lease term shall be for less than thirty (30) consecutive days and no more than one year. No pets are permitted in leased units. **(See Section 13 of the Declaration of Condominium.)**

Q: How much are my assessments to the condominium association for my unit type and when are they due? Your assessments are due quarterly. January 1, April 1, July 1, and October 1 of every year.

A: The quarterly assessment for each unit in the Condominium is $1,949.00. Assessments are due on the first day of each and every quarter (January 1, April 1, July 1 and October 1).

Q: Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: Yes. Berkshire Lakes Master Association, Inc. Each Owner of a residential unit is a member and is entitled to one vote for each unit owned. Please contact the Berkshire Lakes Master Association (239) 353-7633 for the amount of the annual fee.

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.

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, 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.