



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET AS OF JANUARY 1, 2026

AMBLEWOOD CONDOMINIUM ASSOCIATION, INC.

WYNDEMERE
Homeowners Association

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

A: There are 42 units in Amblewood, a Condominium, and the owner of each unit is entitled to one vote which may be cast in all matters which require a vote of the owners. Voting rights are described in Section 2.2 of the Bylaws.

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

A: Each unit is restricted to residential use. The restrictions on unit use are found in Section II of the Declaration of Condominium.

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

A: A unit owner may not lease a unit for more than two (2) separate leases or rentals during anyone calendar year. No lease shall be for a period of less than ninety (90) days. Board approval is required. Leasing restrictions and procedures are found in Section 12 of the Declaration of Condominium.

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

A: Regular assessments based on the Association's annual budget are billed quarterly and payable in advance. Quarterly Assessments *excluding* Material Alterations are \$4,494.16 and Quarterly Assessments *including* Material Alterations is \$5,144.16. It is due on or before the first day of January, April, July, and October.

Q: Do I have to be a member in 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: Each unit owner is required to be a member of the Master Homeowners Association, which provides maintenance and management of all common properties. Voting rights are set forth in Section 2.2 of the Bylaws of the Master Homeowners Association. Quarterly assessments are \$1,227.22 per unit. All residents of the Wyndemere community are required to be members of Wyndemere Country Club, Inc.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: N/A

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? 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, ALL EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.