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

THE COMMONS OF WYNDEMERE SECTION ONE ASSOCIATION, INC.

Q: What are my voting rights in the condominium association?
A: There are 85 units in The Commons of Wyndemere, 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 3.2 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. No dogs are permitted. 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: No lease shall be for a period of less than six (6) months. A unit owner may not lease a unit for more than two (2) separate leases or rentals during any calendar year. No pets are permitted in leased units. Leasing restrictions are found in Sections 12 and 13.3 of the Declaration of Condominium.

Q: How much are my assessments to the condominium association for my unit type and when are the assessments due?
A: Regular assessments based on the Association's annual budget are billed quarterly and payable in advance. Assessments are due on or before the first day of January, April, July, and October. The share of common expenses payable by each unit owner is $4,267.22 per quarter.

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 Wyndemere Homeowners Association (Master Association) which provides maintenance and management of all common properties. Voting rights are set forth in Section 2.2 of the Bylaws of Wyndemere 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: 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? 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.