

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

SHADOW PINES HOMOWNERS' ASSOCIATION, INC.

2024

As of _____

Name of Condominium Association

Q: What are my voting rights in the homeowners' association?

A: Each lot owner is entitled to one vote. If a lot is owned by more than one person or is owned by a corporation a Voting Certificate must be filed with the Association Secretary authorizing a single voter for the lot.

Q: What restrictions exist in the HOA documents on my right to use my unit/home?

A: Please refer to Declaration of Covenants, Conditions, Easements, and Restrictions (amended), Article VIII, Use Restrictions, Filed with the Walton County, Fla. Clerk of Court in book 3189, page 723 on 03/23/2021.

Q: What restrictions exist in the HOA document on the leasing of my unit/home?

A: Pursuant to Declaration of Covenants, Conditions, Easements, and Restrictions (amended), Article VIII, Use Restrictions, filed with the Walton County, Fla. Clerk of Court in book 3189, page 723 on 03/23/2021, homes may not be used for commercial purposes. Please consult Walton County Short Term Rental department for properly permitting and licenses.

Q: How much are my assessments to the homeowners' association for my lot type and when are they are due.

A: Assessments are mandatory and due on the first day of each quarter at a rate of \$350.24. They are late on + the second day and maximum lawful interest is applied on the 30th day.

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: No, there is no Master 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, there is no such requirement. The common use facilities are included in the quarterly assessment.

Q: Is the homeowners' 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, EXHIBITS HERETO, THE SALES CONTRACT, AND THE RECORDED HOA DOCUMENTS ON FILE WITH COUNTY CLERK OF COURT.