

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Imperial Wilderness Condo Association
Name of Condominium Association

As of Dec 2024

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

A: 1 vote per unit

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

A: Units are for single family residential use only. Imperial Wilderness is a 55+ community. At least one person 55 years of age or older must occupy a unit. ONE-household pet NO DOG OVER FOURTY (40) pounds at maturity allowed. Restricted breeds - Rottweiler, Doberman, German Shapard, Pitball, Akita & Chow mixes are prohibited. Refer to Sections 10 & 11 of the association documents for restrictions.

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

A: Minium rental period is 30 days, and no lease may exceed seven (7) months in any given year. All leases must be submitted and approved by the BOD 10 days before the lease term commences. One (1) person renting must be 55 years or older. The application fee is \$150.00

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

A: Assessments are \$840 due Quarterly.

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

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: The only area that rent would be required is the storage lot at the back of the property where Owners can get on a list, 1st come first serve. The storage lots consist of either small storage lots or large storage lots. Each storage lot Owner (if they attain a storage lot) is obligated to pay an annual fee per lot on or before January of said year. Large storage lots are \$400 and small lots are \$300.

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

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: The condominium is a different type of condominium property. It consists of Owners owning their lots and the lot can either be a plain lot with a parking area for a mobile recreational vehicle or a park model may be placed on the lot with ARC and Board permission.

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.