

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Village at Swinton Square Condo

As of December 2025

Name of Condominium Association

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: Please review section 15 of the Declaration and the rules and regulations for Village at Swinton Square.

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

A: Please review section 15.11 of the Declaration, amended April 3, 2015. No portion of a unit (other than an entire unit) may be rented. No unit may be leased more than 1 time in any consecutive 12 month period. Each lease must be for a minimum period of 6 months. No rentals are permitted during the first 12 months of ownership. Leasing of the unit is subject to prior written approval of the Association. No subletting or short term rentals are permitted. \$1,000 common area deposit required.

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

A: Assessments are due monthly on the 1st of the month.
Avalon \$690.69
Brigantine \$645.89
Cape May \$535.18
Cape May II \$559.82

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:

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

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

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.