

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

### Hudson Harbour Condominium Association, Inc. as of 1/1/2026

- Q: What are my voting rights in the condominium association?
- A: Each condominium unit shall be entitled to one (1) vote at meetings of the Association. See Article V of the Articles of Incorporation of Hudson Harbour Condominium Association, Inc., and Section 2 of Article II of the Bylaws of Hudson Harbour Condominium Association, Inc.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: Units shall be used exclusively as a one-family residential dwelling. In addition, the Declaration contains restrictions on pets, use of the common elements, construction of structures or fixtures on the outside of units, posting of signs, parking, and other restrictions relating to conduct which affects people in other units. See Article X of the Declaration of Condominium for Hudson Harbour, a Condominium, as amended (“Declaration”) for a more detailed explanation of the restrictions on the use of units.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?
- A: A unit may be rented, but only in its entirety. No portion of a unit may be rented. No unit owner may lease a unit for less than six (6) consecutive calendar months and a unit may not be leased more than once a year. Prior to leasing a unit, the owner must notify the Association in writing of the name and address of the proposed tenant(s), as well as any such further information which may be required by the Board of Directors of the Association. Pets of prospective lessees must attend a screening interview for approval. The Association shall approve or disapprove the proposed lease within thirty (30) days. If the lessee has a pet, the owner shall additionally pay the Association \$250 in a pet deposit for a leased unit.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: As of 1/1/2026:
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|---|--|
| Unit Numbers 101, 102, 105, 107, 108,<br>109, 201, 202, 203, 207, 208, 209, 301,<br>302, and 303- 2 bedroom | \$3,403.74, due on the first day of each quarter |
| Unit numbers 103 and 104 – 1 bedroom  | \$2,533.15, due on the first day of each quarter |
| Unit number 106 – 3 bedroom   | \$4,334.78, due on the first day of each quarter |

Percentage of common elements, common expenses, and common surplus:

Unit Numbers 101, 102, 105, 107, 108, 109, 201, 202, 203, 207, 208, 209, 301, 302, and 303	5.63
Unit numbers 103 and 104	4.19
Unit number 106	7.17

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 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  
CONDOMINIUM DOCUMENTS.**