

# FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

WATER GARDENS CONDOMINIUM ASSOCIATION, INC.

As of January 2026

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## WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

All Unit Owners shall collectively be entitled to one (1) Vote per each Unit in accordance with the provisions of the respective Bylaws and Articles of Incorporation of the Association. See Article (VIII): MANAGEMENT OF THE CONDOMINIUM Subset D: Voting Rights of the Declaration of Condominium

## WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON USE OF MY UNIT?

Each of the Units shall be occupied as a single-family residential dwelling. See Article (X): PURPOSE AND USE RESTRICTIONS Subset A: Use of Units of the Declaration of Condominium.

## WHAT RESTRICTIONS EXIST IN THE CONDOMINIUM DOCUMENTS ON LEASING MY UNIT?

Entire Units may be leased, provided that no lease shall be for a period of less than three (3) months, subject to the approval of the Association as provided in Article (XI) SALES, LEASES, or OTHER TRANSFERS, provided the occupancy is only by the tenant and his or her family (if any), as subletting shall not be allowed. All lessees must abide by the Association Documents and Rules & Regulations, Emergency Policies and Procedures. See Article (X): PURPOSE AND USE RESTRICTIONS Subset I: Leasing of Units of the Declaration of Condominium.

## IS THE POOL HEATED? IS THE SPA HEATED?

As of fall of 2019, pool is heated; Spa may be heated to a maximum of 104 degrees.

## ARE PETS ALLOWED?

One dog less than 35 pounds allowed; outdoor leashing and clean up after pet is required; one indoor cat is allowed.

## HOW MUCH ARE MY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT TYPE AND WHEN ARE THEY DUE?

2026 Assessments are \$850.00 per month due the first of each month, subject to budgetary revisions; auto payment is available through Truist; Board has Auto Sign Up and Auto Cancel Payment forms available. Truist coupon books will be ordered for owners who do not participate in Auto Payment. Assessments include basic cable to the unit; as well as city water and sewer to the unit.

## IS MEMBERSHIP REQUIRED IN ANY OTHER ASSOCIATION? AM I REQUIRED TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES? IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION INVOLVED IN ANY COURT CASES IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$10,000?

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 ALL OF THE CONDOMINIUM DOCUMENTS.**