

# **PEACHTREE PLACE II OWNERS ASSOCIATION, INC**

## **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

### **Q. What are my voting rights in the condominium association?**

A. Each unit has a voting certificate which designates one of the record title owners, or the corporate, partnership, or entity representative who is authorized to vote on behalf of a condominium unit owned by more than one owner or by any entity.

### **Q. What restrictions exist in the condominium documents on my right to use my unit?**

A. No immoral, improper, offensive, or unlawful use shall be made of the condominium property, nor any part of it and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Each unit shall be occupied only as a residence either permanent or transient and for no other purpose. No unit shall be divided into smaller units.

### **Q. What restrictions exist in the condominium document on the leasing of my unit?**

A. Only entire unit may be leased.

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

A. The regular assessment for all units is payable quarterly. Assessments are determined by the board as it relates to the annual budget. (Sellers should disclose current assessments.)

### **Q. Do I have to be a member of 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. You do not have to be a member of any other association.

### **Q. Am I required to pay rent or land fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

A. You are not required to pay rent or land use fees for recreational or other commonly used facilities.

### **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. The condominium association is not involved in any court cases in which it may face liability in excess of \$100,000. There are no other mandatory membership associations.

NOTE: THE STATEMENTS CONTAINEDS HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

