FREQUENTLY ASKED AND QUESTIONS AND ANSWERS

BRANDYWINE CONDOMINIUM ASSOCIATION INC.

As of January 2021

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

A. Each unit has one vote which may be cast by the individual owner of record, or in the case of husband and wife, either owner of record. Declaration of Condominium Section 5D.

Q. **What restrictions exist in the condominium documents on my right to use my unit?** Declaration of Condominium Section 8, and Rules & Regulations paragraph A.

A.
- At least one occupant must be 55 years of age or older.
- Children under the age of 18 years are not permitted as permanent residents or as guests for periods in excess of 60 days in any one calendar year.
- Units can only be used for residential purposes.
- The use of units shall be in compliance with existing laws and the governing documents.

Q: What restrictions exist in the condominium documents on the leasing of my unit? Declaration of condominium Section 8F, and Rules & Regulations paragraph A and O.

A: -There is a minimum rental period of one (1) year. All leases must be approved by the Board of Directors.
- At least one occupant must be 55 years or older.
- Children under 18 years are not permitted as permanent residents or guests for periods in excess of 60 days in any one calendar year.
- Only entire units may be leased or rented.
- Submission to the Association of the appropriate application fee, occupant information, and a copy of the lease.
- Pets are not allowed under any circumstances.

Q: How much are my assessments to the condominium association for my unit type and when are they due? Declaration of Condominium Section 4, By –Laws Section 6

A: Maintenance fees are due and payable without notice on the 1st day of each month. The 2021 maintenance fees are as follows: **Brandywine models - $640.91; Hazeltine models- $406.20; all other models - $549.82.**

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.

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. www.mybrandywine.org