



FREQUENTLY ASKED QUESTIONS AND ANSWERS

WILDERNESS COUNTRY CLUB AND CONDOMINIUM ASSOCIATION, INC

QUESTION: WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

ANSWER: If more than one person owns the condominium unit, the co-owners shall collectively be considered as a single member. Only one of the co-owners shall be designated, in writing, signed by all the co-owners as the person with the right to vote as the agent for all of the co-owners. The owners of each unit, collectively, shall be entitled to one vote in Club and Condo matters.

QUESTION: WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?

ANSWER: A unit may be used only as a single-family residence and may not be used at any time as an open house or showroom, or place of sale for any business activity promoting any commercial enterprise, or for promotion or sale of any product. See *Declaration of Condominium and Rules and Regulations* for additional restrictions.

QUESTION: WHAT RESTRICTIONS EXIST ON THE LEASING OF MY UNIT?

ANSWER: When a member has leased his condominium unit to a lessee approved by the Board of Directors, such member's right to use the Club facilities pursuant to his membership shall be suspended for the term of the lease, except for voting rights and other such rights, if any, as the Board may expressly provide. When renting or leasing your unit, there are two golf options available for couples or singles who wish to lease.

Your unit may be leased no more than twice per calendar year, and the term of the lease may not be less than 30 Days.

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

ANSWER: Monthly assessments for the condominium association are as follows:

- Condo Maintenance: \$1,325
- Condo Reserve: \$420
- Special Reserve: \$110

All monthly assessments are billed one month in advance and are payable no later than 30 days after the billing date. Payments not received by the due date shall be considered delinquent and subject to an interest charge of 1.5% per month. If an account remains unpaid 30 days from the due dates specified, the member will be turned over to the Club's attorney for lien and all Club privileges will be suspended.

QUESTION: 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?

ANSWER: Membership in WILDERNESS COUNTRY CLUB is mandatory and automatic upon acquiring ownership of the condominium unit. The voting rights are the same as described above in the condominium association voting rights. Monthly assessments for Club Dues are as follows:

- Club Dues: \$1,596
- Land Lease: \$253
- Club Reserve: \$113
- New Clubhouse Assessment: \$275 (Began June 2021)

QUESTION: 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?

ANSWER: There is a 99-year lease on the golf course property, including improvements. The rent due the owner is paid in semi-annual installments; however, the Club bills this expense to the member monthly. The 99-year lease has a built-in escalation clause which is governed by the consumer price index (CPI-W) and is adjusted every five years. The current monthly assessment for the Land Lease is \$253 per unit or \$3,036 annually.

QUESTION: IS THE CONDOMINIUM ASSOCIATION OR OTHER MANDATORY MEMBERSHIP ASSOCIATION A PARTY IN ANY ONGOING LITIGATION IN WHICH IT MAY FACE LIABILITY IN EXCESS OF \$100,000? IF SO, IDENTIFY EACH SUCH CASE.

ANSWER: 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.