

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

DBPR Form CO 6000-4
Effective: 12/23/02

Name of Condominium Association: Castle #12 Condominium, Inc.

As of: 01/01/2026

Q: What are my voting rights in the condominium association?

A: Each unit is entitled to one vote. If there are joint owners, corporate ownership or other types of ownership other than an individual single-name ownership, a voting certificate is needed to identify the specific individual who has the authority to vote for that unit.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The documents identify numerous restrictions including restrictions on leasing, the types of authorized vehicles residents are allowed to park on the property, and the process required for making improvements to the units. The specifics of all restrictions are detailed in the Declaration of Condominium (recorded in Book 5347, Page 818 of the Public Records of Broward County, Florida), as well as in the Articles, Bylaws, and Rules and Regulations of the Association.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: New tenants must be screened and approved by the Board of Directors. This includes a credit check and background check. No subleasing and no transient tenants. No lease shall be for less than three (3) months duration or for more than six (6) months duration.

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

A: The monthly assessment to the condominium is due on the 1st of each month.

- **\$526.55** - 1 / 1.5 Princess Models
- **\$526.55** - Penthouse Models 2, 4
- **\$556.13** - 2 / 2 Empress Models
- **\$532.46** - Penthouse Model 6

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.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No.

Q: Does the Association have the Right of First Refusal?

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.