

Berkshire Lakes Master Association, Inc.

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FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Q: What are my voting rights in the Master Association?

A: There are 1,639 units in the Berkshire Lakes Master Association. The owner of each unit has one indivisible vote, which may be cast in all matters requiring a vote of the owners. Voting rights and procedures are described in the By-laws of the Association.

Q: What restrictions exist in the Master Association's Documents on my right to use my unit?

A: Each unit is restricted to residential use. The restrictions on their use are found in Article 12 of the Third Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for Berkshire Lakes.

Q: What restrictions exist in the Association's documents regarding the leasing of my unit?

A: No unit home may be leased for periods of less than thirty (30) days and shall not exceed three (3) rentals per year. Annual Rentals require Berkshire Lakes Master Association approval as stated in the BLMA Covenants, Article XI Section 11.1.

Q: How much are my assessments to the Master Association and when are they due?

A: Regular assessments based on the Master Association's Annual Budget are payable annually, in advance, **due on the first day of January**. The share of common expenses payable by each unit in **2021 is \$535.00 per year**.

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: Single-family Homeowners are not required to be a member of any other association; however, Condominiums within Berkshire Lakes require membership in their respective Associations.

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, however, the Berkshire Lakes Master Association Clubhouse rental for a private function requires a \$500.00 deposit which covers a \$150 rental fee, a refundable \$250 security deposit, and a refundable \$100 cleaning deposit.

Q: Is the Master Association or other mandatory membership Association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE BUYER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND COMMUNITY ASSOCIATION DOCUMENTS.