

TALLAHASSEE CENTER CONDOMINIUM ASSOCIATION, INC.  
NAME OF CONDOMINIUM ASSOCIATION

AS OF January 10, 2014

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

A: Each Owner shall be entitled to cast one (1) vote for each Unit in which he or she holds the record legal title. If a Unit is owned by more than one (1) person, the person entitled to cast the vote for the unit shall be the person designated in a certificate, signed by all of the record Owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the officer or employee thereof entitled to cast the vote of the Unit for the corporation shall be designated in a certificate for the Unit for that purpose which is signed by the president or vice-president and attested to by the secretary or assistant secretary of the corporation, and filed with the Secretary of the Association. The person designated in any such certificate who is entitled to cast the vote for a Unit shall be known as the "voting member." If a Unit is owned jointly by a husband and wife, and where they do not designate a voting member, and only one (1) is present at a meeting, the person present may cast the Unit vote just as though he or she owned the Unit individually, and without establishing the concurrence of the absent person.

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

A: A description of restrictions to be imposed initially for the Condominium are as follows: (1) no obstruction of Common Elements or Limited Common Elements; (2) storage of all personal property inside Condominium Units; (3) no trash, laundry or articles of clothing to be placed on balconies, decks or patios; (4) no articles to fall from balcony; (5) deposit of garbage only in proper areas; (6) no interference with managing entity's employees; (7) no disturbances or interference with other Owner; (8) pets are allowed in accordance with the Rules and Regulations; (9) children are allowed; (10) no dangerous or obnoxious matter on property; (11) no signs or advertisements except that of the Developer; (12) no change of Condominium Units without prior written consent of the Association, unless otherwise provided in the Declaration; (13) working on automobiles, except in an emergency, is prohibited; and (14) no interference or competition with the Developer or the Management Firm.

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

A: Units, with the exception of any Commercial Unit, may be leased for residential purposes only. Any lease for a term of six (6) months or longer shall be in writing.

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

A: The current monthly assessments for 2014 range as follows:

<u>Unit Type</u>	<u>Amount</u>	<u>Unit Type</u>	<u>Amount</u>
Penthouse	\$1,080.94-\$1,298.01	Jennings	\$355.74
Gilchrist	\$732.55	Holland	\$334.67
Broward	\$718.34	Fleming	\$326.83
Caldwell	\$646.80	Collins	\$355.74
Duval	\$639.45	Trammel	\$255.29
Bloxham	\$616.91	Warren	\$196.00-\$242.55
Martin	\$544.88	Perry	\$185.71
Milton	\$403.27	Commercial	\$1,945.30-\$1,955.59
Reid	\$308.21		

The assessments are due on the first of each month unless otherwise established by the Board of Directors of the Association.

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, you are not required to be a member in any association other than Tallahassee Center Condominium Association, Inc.

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, you are not required to pay rent or land use fees for recreational or other commonly used facilities. All of the recreational facilities are located on the Common Elements within the Condominium.

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, Tallahassee Center Condominium Association, Inc. is not involved in any court case which may result in liability in excess of \$100,000.

**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.**