

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

FAIRWAY OAK VILLAS ASSOCIATION, INC.

As of JANUARY 1, 2026

Name of Condominium Association

Date

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

A: Voting percentages are set forth on Exhibit "B" of the Declaration of Condominium.

Q: What restrictions exist on my right to use my unit?

A: No nuisances, no loud noises or odors. No objects shall hang from the exterior of the building. No signs or advertisements shall be exhibited. Refer to the By-laws for complete listing.

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

A: May be rented for any period of time to persons using them for residential purposes.

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

A: \$1,139.00 average per unit per month and is due on the first of the month, past due on the 20th at which time a \$25.00 late fee plus 1.5% on the outstanding balance will be charged.

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? Also, how much are my assessments?

A: Yes. Amelia Island Plantation Community Association. 1 vote per owner, assessment is currently \$2,500.00 due in March. Also, members of South Amelia Island Shore Stabilization Association (S.A.I.S.S.A.). Annual assessments are billed annually through the county tax collector.

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: Yes. For Amelia Island Plantation Community Association owned Property Owners Clubhouse and Walkers Landing. Pay only use fees as set by Amelia Island Plantation Community Association Board.

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.