

River House Towers Condominium Association

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FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

January 23rd 2026

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

At any meeting of the members of the Association, one vote shall be entitled to be cast for each unit, which vote shall not be divisible. There shall be one person with respect to each unit, who shall be entitled to vote at any meeting of the unit owners. Such person should be known as the voting member and is hereafter referred to as the voting member. If a unit is owned by more than individual, the owners of said unit shall designate one of them as the voting member.

If a unit is owned by one person, his right to vote shall be established by the roster of members. If a unit is owned by more than one person, the person entitled to cast-the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit, as indicated on the roster of unit owners, and filed with the Secretary of the Association. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Any such certificate shall be valid until revoked by subsequent certificate. If no certificate is filed, the vote of such owners shall not be considered in determining a quorum or for any other purpose.

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

Each of the units shall be occupied only by the record owner or owners of the units, their family members, guests, lessees and servants, as a residence and for no other purpose.

No nuisance shall be allowed upon the condominium property or recreational facilities, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

No immoral, improper, offensive or unlawful use shall be made of the condominium property, or any property operated by the Association nor any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

No animal or pets of any kind shall be kept in any unit or on any property of the Condominium with the exception of a Service Dog as defined by the American with Disabilities Act (ADA) or an emotional Support Animal (ESA) as allowed by the Fair Housing Act (FHA).

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

After approval by the Association elsewhere required, entire units may be leased/rented provided the occupancy is only by a lessee/renter and his family, his servants and guests. No rooms may be leased/rented, and no transient tenants may be accommodated. Leasing/Rental of a UNIT shall be limited to one lease during any twelve-month period. No UNIT may be leased/rented for less than three (3) consecutive months in a twelve-month period. No Lease/Rental Agreement shall be for a period of more than one (1) year.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?
Jan. 1, April 1, July 1, and Oct. 1**

Unit Type 2026 Quarterly Maintenance

A	\$3,193.00
B	\$2,444.00
C	\$3,617.00
D	\$2,712.00
E	\$3,881.00
F	\$4,323.00
G	\$3,354.00

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?

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?

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.

No

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

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.