

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

J

KETCH COURTYARD ASSOCIATION, INC.

Name of Condominium Association

As Of OCTOBER 1, 2025

Date

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

A: There are 32 total units. Each unit has one vote or 1/32 of the total.

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

A: Units are for residential purposed only. Consult the By-Laws Section 5.10, Pages 19-20.

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

A: Owners have the right to lease their units subject to the Covenants and Restrictions contained in the Declaration and By-Laws. Owners are required to purchase a license through the City of Fernandina Beach.

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

A: The monthly assessment for the current fiscal year (10/1/2025 – 9/30/2026) is \$662.00.

**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 the association? Also, how much are my assessments?**

A: There is no other Association which you are required to be a member.

**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: You are not required to pay rent or land use fees for recreational or commonly used facilities.

**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?**

A: The Association is not involved in any litigation.

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.