

**1. WHEN IS MY MONTHLY MAINTENANCE ASSESSMENTS DUE?**

ANSWER: All payments should be received by the first (1st of each month). They are considered late if not posted with the Association bank by the fifteenth (15<sup>th</sup>) of the month. After the fifteenth (15<sup>th</sup>), a \$25.00 late fee will be assessed.

**2. WHAT ARE MY VOTING RIGHTS AS AN OWNER?**

ANSWER: Each unit has one vote. If a unit is owned by more than one person (such as husband and wife) only one person can vote in the interest of that unit and a "Certificate of Appointment of Voting Representative" must be on file with the Secretary of the Association designating the unit representative. Renters have no voting privileges.

**3. AM I ALLOWED TO HAVE PETS'?**

ANSWER: Yes, with limitations. Fish are always allowed but any other animal, including but not limited to dogs, cats, lizards and/or birds must have board approval prior to occupancy of unit. Decisions to add a pet to your unit post occupancy also require board approval.

**4. ARE THERE ANY AGE RESTRICTIONS?**

ANSWER: No, this is not an age restricted community.

**5. WHO CAN STAY IN MY UNIT?**

ANSWER: For owners, immediate family members may visit for periods not exceeding 14 days and the Association should be notified prior to their arrival. All additional residents must submit an application to the management company and be interviewed after receipt of their background check. Renters are not allowed to have anyone stay that are not on the lease with the owner of the rental unit.

**6. ARE THERE RESTRICTIONS CONCERNING THE SALE OR LEASE/RENTAL OF MY UNIT?**

ANSWER: Yes. Owners are not allowed to lease/rent their unit prior to 2 years from the date of purchase. After that, all proposed lease/rentals must submit an application to the Association for screening, interview and background check. In the event of a sale, the prospective buyer must also submit an application to the Association. The by-laws allow up to three weeks from the time the board receives the application from the management company to schedule an interview with the applicant(s). All residents must be approved in writing at a screening prior to occupancy of any Yorktown unit.

**7. WHAT IF I AM HAVING GUESTS FOR OVERNIGHT?**

ANSWER: Prior to your guest's arrival you should obtain a "parking pass" from the Yorktown employee for their vehicle to assure that it will not be towed. Guests are persons who visit a unit for less than two (2) days and two (2) nights. **A longer stay may make a person a 'tenant' which, if allowed based on by-laws, must be screened and approved.** Any guest(s) staying past 2 days should be submitted to the board prior to the scheduled start date.

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