

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Forest Creek Condominium Association

As of 1/1/2025

Name of Condominium Association

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

A: Each owner / member has the right to one (1) vote per unit/home in the Condominium Association

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

A: Please see the Association Documents (Declaration of Condominium, Articles of Incorporation, and By-Lawes) and current Rules & Regulations at www.forestcreekjax.com for a complete schedule of restrictions.

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

A: Homes / units shall be used for single-family residences only. No separate part of the home / unit may be rented. Homes / units may not be leased for a period of time less than six (6) months. All leases must be in writing and a copy of lease must be provided to the Association upon execution.

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

A: Assessments in Forest Creek Condominium Association are \$375.00/month for each home / unit, due on the 1st day of the month.

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: Yes, owner / members of Forest Creek Condominium Association must also maintain membership in the Kernan Forest Master Association. Each owner / member has the right to one (1) vote per unit / home in the Master Association. Assessment for the Master Association are \$480/year for each home / unit due January 1st.

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

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

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

A: Yes

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.