

## **Answers to questions commonly asked on PUD Questionnaires.**

1. North Carroll Farms is made up of 220 units. All are single family homes. There are no condominiums in the community.
2. The community is 100% complete. Building within the community has been completed.
3. There is no additional phasing.
4. The community was turned over to the homeowners in 2004.
5. All units are owned fee simple.
6. ALL unit owners have an automatic, non-severable interest in the homeowners association and must pay a mandatory annual assessment.
7. The association does own several parcels of common land that contains a pavilion, playground and basketball courts for residents to enjoy. North Carroll Farms does not have a community pool.
8. The developer does not retain ownership interest in any of our facilities/common areas.
9. The unit owners have sole ownership interest in and exclusive rights to the use of project facilities.
10. None of the amenities/facilities are subject to lease between the unit-owners or HOA and another party.
11. There are no common-interest units in North Carroll Farms.
12. The community does not contain any of the following: hotel/motel, daily rentals, weekly rentals, timeshare, houseboat, or manufactured homes.
13. There are no commercial spaces within the community.
14. The HOA does not operate any retail space within the community.
15. Property must be used for residential use only.
16. It is possible for one person to own more than one property in the community.
17. The project did not file documents with the Security and Exchange Commission, and did not market units as investment opportunities.
18. A lender who obtains 4a title to a unit through foreclosure is liable for all unpaid HOA dues, late fees, and special assessments. The account must be brought current in order to be resold.
19. The HOA carries a master insurance and liability policy.

