

**FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET  
SOLANA ON THE RIVER CONDOMINIUM ASSOCIATION, INC.**

**January 1, 2026**

- Q. What are my voting rights in the condominium association?
- A. The owner of each condominium unit shall be entitled to cast one (1) vote per unit as provided in Article VI of the Declaration of Condominium.
- Q. What restrictions exist on my right to use my Unit?
- A. Each unit is restricted to residential use by owner or owners thereof, their immediate families, guests, servants, and invitees. All units are restricted to no more than six (6) occupants. There are no restrictions upon children. Two (2) household pets, not exceeding thirty-five (35) pounds each, which shall mean cats or dogs unless otherwise approved by the Board of Administration, shall be allowed to be kept in the owners' unit, and the pets must be kept on a leash on the condominium grounds and shall not create a nuisance. No exterior antennas or aerials shall be erected except as provided under uniform regulations promulgated by the Association. See User Restrictions, Article X, of the Declaration of Condominium. No smoking is permitted in any common area including walkways, lobbies and garages in each building, the pool and the grounds. The only area where smoking is permitted is inside units and each unit's limited common area balcony.
- Q. What restriction exist on the leasing of my Unit?
- A. The minimum period is ninety (90) days and the maximum rental period is unrestricted. See Use Restrictions, Article X of the declaration of Condominium.
- Q. How much are my assessments to the condominium association for my Unit and when are they due?
- A. Regular monthly assessments for your unit are \$875.00 per month and are due and payable on the first (1<sup>st</sup>) day of each 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 right in this association? Also, how much are my assessments?
- A. No. You do not have to be a member in any other association.
- 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. The common elements and recreational areas of the condominium are owned by the condominium. The only fees are the maintenance fees and assessments levied by the Association.
- 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, there is no litigation of any nature pending against the Association.

NOTE: THE STATEMENT CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.