

LUCAYA VILLAGE II CONDOMINIUM ASSOCIATION, INC.

QUESTION AND ANSWER SHEET January 1, 2025

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NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. THEY HAVE BEEN PREPARED FOR THE GENERAL INFORMATION OF PROSPECTIVE BUYERS. FOR MORE COMPLETE INFORMATION, READERS SHOULD REFER TO THE CONDOMINIUM ACT AS AMENDED, THE DECLARATION OF CONDOMINIUM AND ASSOCIATION BY-LAWS FOR YOUR SPECIFIC CONDOMINIUM IN WYNMOOR, AND THE APPLICABLE SALES CONTRACT.

2025 Fees:	2 BD/ 2 BATH	2 BD/ 2 BATH CORNER	
2202	\$710.00	\$761.00	
2201	\$730.00	\$783.00	
2102	\$712.00	\$764.00	
	2 BD/ 2 BATH	2 BD/ 2 BATH CORNER	1 BD/ 1-1.5 BATH
2103	\$783.00	\$841.00	\$618.00
	1 BD/ 1 BATH F	1 BD/ 1 BATH	
	\$590.00	\$581.00	
	2 BD/ 2 BATH	2 BD/ 2 BATH CORNER	
2101	\$773.00	\$830.00	

The above assessments for calendar year are due and payable on the first day of each month. You will receive vouchers from the Wynmoor Community Council Finance Department specifying the amount due and the time and place for submission of your payments. The above figures include the assessments of the Condominium and the fixed charge assessed by the Wynmoor Community Council. They also include a fixed charge per month for the basic Cable TV. If you contract with the cable company for supplemental services, extra charges will be included in your monthly statements.

Any special assessment must be satisfied at closing.

Condo Requirements: Buildings 2101-2103, 2201-2202

Minimum Down Payment: 15% (Annual income sale formula is: monthly maintenance + monthly property tax + monthly insurance + monthly mortgage (if applicable) X 12 X6)

Corporate Ownership: No

Must Own Before Renting: 2 Years

Minimum Rental Period: 3 months. I per 12-month period

Minimum Credit Score: 700 but will go as low as 650.

Vehicles Permitted: One. Second vehicle must be approved before application is submitted.

Guest Restrictions Per Calendar Year: 45 Days

Move-in, Move Out Fee (must accompany application): \$500

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Washer and Dryer in Unit: No

% Needed To Amend Documents: Majority (137 of 272)

% Needed For Material Change: No approval by unit owners if under \$10,000. Majority otherwise.

Lease Amendment Start Date: Two Years 01.18.18

Homeowner's Insurance requirement: Yes

Contractor Hours: Monday-Friday 8 a.m. to 5 p.m.

Catwalk Horizontal Windows: Yes

Notes: Cannot back in vehicle

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EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM
DOCUMENTS.**