

Condo Living

Sweetwater

Issue #1 - September 2017

Welcome To Condo Living

Many owners have asked some basic questions regarding how their condominium complex is managed and how it functions.

Each condominium complex is set up based on the Master Documents that are created when the neighborhood was developed. Not all complexes or states approach condominium living the same.

The Board has found that it is beneficial to clarify the questions that are asked on a regular basis. This is the first issue of a series of informational documents that will be sent out to help better explain Condominium Living.

Before contacting your property manager, please review these documents as they may have already addressed your questions. Please feel free to print these and keep a helpful information reference for yourself going forward.

What is a condo?

A condo is a building or a complex of buildings that contains a number of individually owned homes, the owners have full title to the individual home. The homeowner also has interest in the common areas.

How do you know what condo type you have - A, B, C or D?

There are 4 different types of units. The cost of common areas/expenses are split by percentage of ownership based on unit type. This was set up by the developer when Sweetwater was established in 1994. Please see below the break down to what type of unit you may own:

A- Approximately 700 Sq Ft	C- Approximately 1100 Sq Ft
B- Approximately 900 Sq Ft	D- Approximately 1300 Sq Ft

Why can't it be changed where everyone pays the same association dues?

The percentage of ownership cannot be changed unless 100% of all 334 owners at Sweetwater, along with their mortgage companies agree. This is not likely to happen.

What is included in my dues?

Each condominium complex can be different to what the dues cover. For Sweetwater the dues cover the following:

<ul style="list-style-type: none">• Common Insurance of the Association• Cable/Wi-Fi• Pest Control• Water & Sewer• Upkeep of 8 pools• Pest Control	<ul style="list-style-type: none">• Trash Pickup• Common Electric• Maintenance of Common Areas• Management Fees• General Landscaping• Power Washing
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Some of these are not required in our Master Documents, but have been traditionally included as part of the Associations responsibility.

Who manages the association?

Your Board of Directors manages your Association. The Board of Directors hires a property management company to manage the day to day operations of the Association. The management company also employs the maintenance staff who report to the property manager. However, **ALL** major decisions and changes are determined by the Board of Directors.

How are Board Members Elected?

Each year there is an Annual Meeting of the condominium owners of Sweetwater. Notices are mailed out to each homeowner requesting their interest in serving for any open Board positions. Another notice is then sent to all owners along with a proxy/ballot with all candidates that had volunteered to serve.

During the annual meeting all proxies/ballots are counted and the new Sweetwater Board is determined.

After the Annual Meeting takes place the new Board has an Organizational Meeting to assign the positions of the Board.

This is a summary of Sweetwater at Indian Wells Homeowners Association Master Documents and this is not a replacement. Please feel free to refer to your Master Documents for any additional explanations.