The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

Questionnaire for Villages of Country Creek
4908 Carrington Dr Rochester, MI 48306
Effective Date: **June 28, 2023**

1.	Tax ID (TIN/EIN):	38-3079107
2.	Are all of the units/shares completed?	Yes
a.	What is the total number of phases to be built when the project is complete?	2
3.	Are all of the common areas and facilities completed?	Yes
4.	Is the project subject to additional annexation or phasing?	No
5.	Date that control was turned over to the unit owners/shareholders:	1997
6.	If a site condominium (detached units), are all units detached?	Yes
7.	Does the project allow short-term occupancy?	No
8.	Does the project contain houseboats?	No
9.	Can two or more units be owned by one owner as evidenced by one mortgage deed?	No
10.	Does timeshare, fractional, or segmented ownership exist in the project?	No
11.	Is the project a legal but non-conforming use of land (if zoning regulations prohibit rebuilding to the current density in the event of destruction)?	No
12.	Is the project a conversion of an existing building?	No
13.	Total number of units in the project:	196
14.	# bona fide sales:	196
a.	# of owner occupied units:	178
15.	# of second home units:	0
a.	Number of rental units:	18
16.	# owned by developer/sponsor:	0
a.	Total number of units sold but not closed within the association:	196
17.	Are there individuals that own more than one unit in the project?	Yes

The HIGHLANDER Group Inc.
The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

a.	List the individuals and the number of units he/she owns:	105 Meadowlane LLC 3; Modi Prashant 2
18.	Is the project subject to inclusionary zoning which may affect future sales?	No
19.	Are there any current special assessments unit owners/cooperative shareholders are obligated to pay?	No
20.	What is the purpose of the current special assessment?	False
21.	Total number of commercial units:	0
22.	Total square footage of commercial space:	0
23.	Is the project involved in any current or pending litigation?	No
24.	Total Income Budgeted:	$260,059.18
25.	Total Reserves Budgeted:	$23,520.00
26.	Units/Shares More Than 60 Days Delinquent:	9
27.	Assessment Frequency:	Monthly
28.	Assessment Amount, if units/shares are equally assessed:	$100.00
29.	Assessment Variation Description:	-
30.	Does the project or Management Company maintain separate accounts for the operating expense and reserve funds?	Yes
31.	Are the monthly account statements being sent directly to the project?	No
32.	Does the property management company have the authority to draw checks against or transfer from the reserve account?	No
33.	Does the management company maintain separate records and bank accounts for every project that uses its services?	Yes
34.	Are two or more members of the Board of Directors required to sign checks drafted against the reserve account?	Yes
35.	Carrier:	Travelers
a.	Agency:	Maris Brown Agency
b.	Phone Number:	586-752-4861

The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

c.	Email Address:	merrick.maris@fbinsmi.com
d.	Fax Number:	586-589-5957
36.	Is the amount of insurance equal to 100% of the current replacement cost?	Contact Agent
37.	What is the Liability limit per occurrence for bodily injury?	Contact Agent
38.	Fidelity bond/employee dishonest insurance coverage amount:	Contact Agent
39.	Does the policy carry a condominium endorsement clause?	Contact Agent
40.	Policy Expiration Date:	6/28/2023
41.	Does the project have adequate common area insurance coverage?	Contact Agent
42.	Can the units/shares be rebuilt to their current density in the event that they are partially or fully destroyed?	Unknown
43.	Are the units owned as fee simple units?	Yes
44.	Are the units owned as leasehold estates?	No
45.	Is the project a sub-project to a master/umbrella project?	No
46.	Master project name:	N/A
a.	Are all common areas and facilities complete within the master project? *Answer*	No
47.	If a lender obtains title to a unit through foreclosure are they liable for more than six months unpaid Association dues? *The lender is responsible for all amounts owed from the date of foreclosure forward.*	See Comments
48.	If a lender obtains title to a unit through a deed in lieu of foreclosure, are they liable for more than nine months unpaid Association dues? *This is dependent on the number of months delinquent at the time of deed in lieu of foreclosure and pursuant to Michigan law.*	See Comments
49.	Total # phases at completion:	2
50.	Maximum Number of Stories:	2
51.	Are any common elements leased to or by the project?	No
52.	Is water included in the recurring assessments?	No

The HIGHLANDER Group Inc.
The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

53.	Does any single entity own more than 10% of the total units in the project?	No
54.	Are there elevators within the project?	No
55.	Is the project operated as a hotel or motel (aka: Condo-tel)?	No
56.	Does the project consist of manufactured homes?	No
57.	# financed by FHA mortgages:	Unknown
58.	Do the project legal documents include any restrictions on sale which would limit the free transferability of title: (i.e. age restrictions, first right of refusal, other deed/income restrictions)?	No
59.	Do the project legal documents or local zoning limit the amount of time the owner/shareholder can live in their unit/share?	No
60.	Are the amenities/recreational facilities owned by the project?	Yes
61.	Percent sq ft of the project the commercial space occupies:	NA
62.	Is the general maintenance level of common elements acceptable?	Unknown
63.	Is the project managed by a management company?	Yes
64.	Are there any adverse environmental factors affecting the project as a whole or individual units/shares?	Unknown
65.	Operating Fund Amount:	$2,864.28
66.	Balance of Reserve Fund:	$148,121.56
67.	As of (date):	1/27/2023
68.	Is the project's budget adequate including funding of replacement reserves for capital expenditures, deferred maintenance (at least 10% of the budget), adequate funding for insurance deductible amounts and allocations for line items pertinent to the type of project?	Yes
69.	Does the project permit an owner or shareholder to hold title (or stock ownership and the accompanying occupancy rights) to more than one dwelling unit, with ownership of all of his or her owned units (or shares) evidenced by a single deed and financed by a single mortgage (or share loan)?	No
70.	Please enter the amount of general liability:	Contact Agent
71.	What is the minimum number of days required for written notification to the association or Insurance trustee before any substantial changes or cancellation of the project's coverage occurs?	Contact Agent

The HIGHLANDER Group Inc.
The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

72.	Is this project a planned unit development? (not established as a condominium)	No
73.	Are any of the commercial enterprises owned or managed by the project?	No
74.	Is the project a common interest apartment or community apartment project owned by several owners as tenants in common, rather than a true condominium (also known as "Tenancy in Common")?	No
75.	Is the project operated as, managed like, have characteristics of, or located at the same address of a hotel or motel?	No
76.	Is the project marked as an Investment Security?	Not to my Knowledge
77.	Does the project have phone, meal or room service?	No
78.	Are there any units/shares that are less than 400 sq feet?	No
79.	Are any units used for business purposes? (aka "Live Work")	No
80.	Is any part of the project in a coastal barrier zone?	No
81.	Does the project operate, either wholly or partially, as a continuing care community (life-care facility)?	No
82.	Are there mandatory upfront or periodic membership fees for the use of recreational amenities, such as country club facilities and golf courses, owned by an outside party (including the developer or sponsor)?	No
83.	Is the project subject to mandatory rental pooling?	No
84.	Is the unit owner's membership in the HOA automatic and non-severable?	Yes
85.	Are units/shares typically sold furnished?	No
86.	Does the project have daily cleaning/maid service?	No
87.	Does the project have an onsite rental desk or office?	Unknown
88.	Do all units/shares have a full sized kitchen?	Yes
89.	Is the project subject to mandatory or voluntary rental pooling or revenue sharing?	No
90.	Does the project have any non-incidental business operation owned or operated by the project?	No
91.	Does the project contain interior doors adjoining separate units/shares?	No

The HIGHLANDER Group Inc.
The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

92.	Do the units/shares have separate metering for utilities?	Yes
93.	Are the units/shares taxed individually?	Yes
94.	Are the taxes for the individual units/shares included in the project dues?	No
95.	Do the legal documents for the project limit the lien priority of unpaid common assessments to no more than 6 months or the state law defines the number of months if more than 6 months? *To the best of my knowledge*	Yes
96.	Is the subject part of a condominium regime that provides for common and undivided ownership of common areas by unit owners/shareholders?	Yes
97.	Do the unit owners/shareholders have sole ownership interest in and the exclusive right to use the project amenities and common areas?	Yes
98.	Are any of the common areas still owned by the developer/sponsor?	No
99.	Are the owners'/shareholders' ability to occupy the unit/share during any part of the year restricted?	No
100.	Was the project created and exists in full compliance with applicable laws and regulations including all State law requirements in the jurisdiction that the project is located?	Yes
101.	Have the project documents been legally recorded (Articles of Incorporation, By-Laws, Declaration, etc.)?	Yes
102.	Does the project have Articles of Incorporation or Bylaws?	Yes
103.	Do the legal documents of the project contain language that protects the first mortgagee rights? *They can be found on www.highlandergroup.net*	Refer to Governing Documents
104.	Are there any provisions in the project documents that give a unit owner, shareholder or any other party over any rights of the first mortgage of the unit/share pursuant to its mortgage in the case of payment to the unit owner or shareholder of any condemnation or casualty loss that affects either a material portion of the project or the unit/share securing its mortgage? *They can be found on www.highlandergroup.net*	Refer to Governing Documents
105.	Is the project currently involved in receivership or bankruptcy?	No
106.	Are any units/shares subject to a transfer fee (charge or payment) when there is a change in ownership? *$150.00*	Yes

The Highlander Group, Inc.
3080 Orchard Lake Rd Ste J
Keego Harbor, MI 48320
(800) 310-6552

Condominium Questionnaire HIH-A02403

Building Safety

107.	When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?	NA. These are individual homes.
108.	Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)? *Not Applicable*	Not Applicable
109.	Is there an active Certificate of Occupancy? *Established property*	No
110.	Has the project required full or partial evacuation of the building to complete repairs for more than seven days or an unknown period of time?	No

For any questions or concerns regarding the answers on this questionnaire, please contact Customer Service at (800) 310-6552.

This disclosure is intended for lending purposes only. This disclosure does not represent a full and complete disclosure of information that a prospective buyer should have and by itself should not be relied upon by a prospective buyer. A prospective buyer should seek the appropriate information from the seller of the property. A resale package is required in order to obtain information prior to settlement. Outstanding balance and legal matters will be included.