

Certified Condominium Specialist Practice Test Questions and Answers

1. What document establishes the legal framework for a condominium development?

- A) Bylaws
- B) Declaration of Condominium
- C) Management Agreement
- D) Reserve Study

2. What is the primary difference between common elements and limited common elements?

- A) Size and location
- B) Ownership and exclusive use rights
- C) Maintenance responsibility
- D) Insurance coverage

3. How often should condominium associations conduct reserve studies?

- A) Annually
- B) Every 2-3 years
- C) Every 5 years
- D) Only when major repairs are needed

4. What percentage of unit owner approval is typically required for major amendments to condominium documents?

- A) Simple majority (51%)
- B) Two-thirds (67%)
- C) Three-fourths (75%)
- D) Unanimous (100%)

Answers: 1-B 2-B 3-B 4-C

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