

How is this community managed?

This Condominium Association is a self-managed community and has not retained a professional property management company or paid staff for maintenance and cleanup. The Association, through its duly elected Board of Directors, is solely responsible for engaging licensed and insured contractors for all common area maintenance, repair, and replacement, as required by Chapter 718, Florida Statutes.

All unit owners are financially responsible for their share of the common expenses, which are collected via regular and special assessments, to ensure the proper maintenance and structural integrity of the property. Active participation in the Association, including volunteering for committees and serving on the Board of Directors, is strongly encouraged to maintain the community's standards and control costs. However, serving on the Board of Directors is voluntary and cannot be mandated.

Financial Health & Obligations

- **Assessments:** How much are the regular assessments, how often are they paid (monthly/quarterly), and what specifically do they cover (e.g., water, trash, cable, insurance)? Fees are paid monthly and are mandatory for every unit/owner. Currently the monthly fees are based on the size of the unit and as follows:
 - 432.30 - 1 bed
 - 576.50 - 2 bed
 - 713.00- 3 bed
- Included in this monthly fee:
 - Water, sewer, trash, cable, internet, maintenance of buildings and grounds, insurance (not to be confused with homeowners' insurance. That's is each individual unit owner's responsibility). Use of recreation facilities, parking.
- **Special Assessments:** Are there any current or pending special assessments? If so, what is the purpose, the amount per unit, and the remaining duration?
- The current fees also include an amount voted on and agreed upon by the owners to support and funding of the Reserves. This assessment is expected to be ongoing and is subject to increase should there be a special need.
- **Reserve Funds:** Does the association have a healthy reserve fund for major long-term repairs (roofs, elevators, painting)? Can a copy of the most recent reserve study be provided? We are actively funding our Reserves while the

Board is also making sure to maintain the community and repair or upgrade any issues that have reached their usable limit/life.

- **Delinquencies** : What percentage of owners are currently delinquent on their assessments ? The majority of owners are current in paying their monthly fees. Monthly fees are due on the first day of each month and considered late after the tenth day of the month. Late fees will apply.

Rules & Lifestyle Restrictions

- **Pet Policy:** Are pets allowed? We maintain a “No Pets” policy while also aware of federal laws regarding service and emotional support animals. The majority of owners are pet free while several do have a cat which **MUST** remain indoors at all times. No animal should be allowed to roam the property at any time.
- **Rental Restrictions** : What are the rules for leasing units ? The minimum lease term is 6 months and we do Watch and track the percentage of units that can be rented. Renters are bound to all of the same rules and bylaws are owners.
- **Parking & Storage:** Each unit has one assigned (numbered) space and the use of one unassigned space? Vehicles are required to display a sticker provided after closing. Additional storage is available on each floor next to the elevators. Access will be provided at closing.
- **Unit Modifications** : What is the process for architectural approval for interior renovations (e.g., flooring, moving walls)? Any and all changes made to an outdoor facing component must be permitted, reviewed and approved by the Board of Directors. Architectural Change forms are available at the clubhouse or by contacting any Board member. These forms **MUST** be completed and no work is to begin prior to Board review and approval. All/Additional changes being made inside your unit must be done by a licensed and insured contractor with proof of both to be provided to the Board prior to work begins.

Governance & Management

- **Management Structure** : This community is SELF MANAGED.
- **Litigation:** Is the association currently involved in any active lawsuits? Yes (Feb2026)

Owner Occupancy:

What percentage of the units are owner-occupied versus investor-owned? The majority of units are owner-occupied however approximately 14% are investor-owned. (FEB2026)