

FREQUENTLY ASKED QUESTIONS AND ANSWERS

**EL MAR OF NORTH REDINGTON CONDOMINIUM ASSOCIATION, INC.
As of September 1, 2020**

1. What are my voting rights in the condominium association?

Each Unit is entitled to one vote in the affairs of the Association. If the Unit is owned by more than one person, then all of such persons cumulatively have a single vote for that Unit. Please see the Articles of Incorporation and the Bylaws of the Association for further explanation of voting rights.

2. What restrictions exist in the condominium documents on my right to use my unit?

The use of the Unit is restricted as described in the Declaration of Condominium. In particular, Section 20 of the Declaration describes certain Obligations of Unit Owners. The Declaration also contains other restrictions as to the Unit Owners' rights to use their Units, and Unit Owners should refer to the Declaration for more information. The Association also has the right to establish rules and regulations, some of which may regulate the use of the Units. At the present time, no rules and regulations have been promulgated. A summary of the use restrictions is set forth in an attachment to this document.

3. What restrictions exist in the condominium documents on the leasing of my unit?

Units in the condominium may be leased. Unless applicable governmental zoning or land use restrictions require a longer term, all leases must provide for a minimum term of thirty (30) days. Any Unit Owner desiring to lease his Unit must obtain the prior approval of the Association. The Association is authorized to charge an application fee in connection with its approval of proposed leases of the Units. For a complete description of the leasing rights and obligations, please refer to Section 21 of the Declaration of Condominium.

4. How much are my assessments to the condominium association for my unit type and when are they due?

Common expense assessments are levied against all Units on a yearly basis in the proportions described in the Declaration, and are payable in equal monthly installments due on the first day of each month. Assessments are guaranteed by the Developer for the first twelve (12) months after recording the Declaration or until turnover, whichever occurs first, and the amounts are as follows:

Unit Type A
\$ 400.37/month
\$4,804.43/year

Unit Type B
\$ 395.91/month
\$4,750.93/year

Unit Type C
\$ 378.22/month
\$4,538.61/year

Unit Type D
\$ 369.87/month
\$4,438.47/year

Unit Type E
\$ 421.13/month
\$5,053.60/year

Unit Type F
\$ 304.17/month
\$3,650.05/year

Unit Type G
\$ 309.38/month
\$3,712.62/year

Unit Type H
\$ 419.08/month
\$5,028.93/year

Unit Type I
\$ 309.23/month
\$3,710.75/year

Unit Type J
\$ 304.93/month
\$3,659.16/year

5. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

No.

6. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

No.

7. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each case.

No.

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

See the attachment hereto for a summary of unit use restrictions.

Attachment to Frequently Asked Questions and Answers Sheet

The following is a summary of the use restrictions that are found in Section 20 of the Declaration:

- Only one family may reside in a unit at any one time.
- Parking spaces may be used only for parking of passenger vehicles.
- Campers, recreational vehicles, commercial vehicles and non-passenger vans and pickup trucks are not permitted on the Condominium Property.
- No nuisance or other use or practice that is the source of annoyance to other residents will be permitted.
- No immoral, improper, offensive or unlawful use of the Condominium Property shall be made.
- No signs or advertisements of any kind are permitted on the Condominium Property.
- No exterior antennas on the Condominium Property except as may be permitted by applicable law.
- No more than two domestic pets may be kept in any unit at any time.
- No colored, reflecting or solar material may be installed on any window.
- No clothes, towels or other items may be hung from balconies.
- No grills may be kept or used in any unit or on any patio, lanai or balcony.
- Smoking is not permitted in any of the common elements or limited common elements.
- Unit owners shall permit the Association or its agent access to their units for the purposes set forth in the Declaration and the Florida Condominium Act.