

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

ISLAND POINTE CONDOMINIUM ASSOCIATION, INC.

As of 01 January 2021

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

A. The owner of each condominium unit shall be entitled to cast one vote per unit as provided for in Article VI of the Declarations.

Q. What restrictions exist on my right to use my unit?

A. Purchasers are encouraged to review the Island Pointe document *Island Pointe Information Guide for Rules and Regulations*, latest edition as of the preparation of this FAQ is 09 August 2019. A copy can be obtained from your representative Realtor or the owner of the residence. Article X of the Declarations contains use restrictions. Future purchasers also need to be aware that only two vehicles are permitted per unit (Declarations X.K) and that only two pets, each not exceeding 35 pounds, are allowed per unit (Declarations X.M).

Q. What restrictions exist on the leasing of my unit?

A. The minimum rental period is ninety (90) days, and the maximum rental period is unrestricted. One lessee and members of immediate family and guests. No individual room rentals or transient tenants. No time sharing. No subleasing. See Use Restrictions, Article X of the Declarations.

Q. How much are my assessments to the Condominium Association for my unit type and when are they due?

A. As of the date of this Form, an assessment of \$654.00 per month for all unit types is due on the first day of each month. This amount is subject to change in future years based upon budget requirements.

Q. 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?

A. No. There are no other associations.

Q. 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?

A. No.

Q. 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 such case.

A. 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.