

GASPARILLA CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

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.

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

A: As per ARTICLE 4.4 in the amended and restated Articles of Incorporation, each Condominium Unit shall be entitled to one (1) vote at meetings of the Association's Membership. The exact number of votes to be cast by owners of a Unit and the manner of exercising voting rights shall be determined by the Bylaws.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Please refer to the amended and restated Articles of Incorporation, ARTICLE 10.1 -10.19 (pages 16,17,18).

- 55+ Age restriction (No children under the age of 16 for more than (30) days per calendar year.
- No more than (4) occupants per unit.
- No commercial use permitted.
- No motorcycles or trucks larger than 1/2 ton/longer than (20) feet. All vehicles must have OEM (Original Equipment Manufactured) exhaust/muffler and suspension systems.
- No commercial vehicles.
- Pets are limited (1) cat and (1) dog neither to exceed (30) lbs. All pets must either be carried or leashed when outdoors. Owners must pick up all solid wastes and dispose of it properly. Caged birds and fish are permitted.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: Please refer to the amended and restated Declaration of a Condominium, ARTICLE 11.1 (LEASE, RENTAL, SALE OR TRANSFER), letter D, number 1.-19. (pages 19,20,21).

- No leasing of individual rooms.
- No less than (30) day leases.
- No renting or subleasing.
- No more than (2) persons per bedroom.
- Lease requires application and Board of Directors' approval.
- Tenants must abide by all condo documents.

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

A: They are \$404.00 due the first of each month. For more details, please see ARTICLE 7 ASSESSMENTS in the amended and restated Declaration of Condominium.

- HOA fees include but are not limited to maintenance, repair and replacement of common elements (including pool and cabana), insurance premiums for flood, fire, casualty, liability, etc., bulk cable TV, management, landscaping and utility fees to common elements.

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.

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. There are optional annual use fees to rent a dock slip (\$300) and to store a kayak on the kayak rack (\$50). Please see josegaspar.org for applications for both.

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.