

FREQUENTLY ASKED QUESTIONS
EDGEWATER BEACH RESORT COMMUNITY ASSOCIATION, INC.

- Q. What are my voting rights in the Condominium Association?
- A. One (1) vote per unit.
- Q. What restrictions exist on my right to use my unit?
- A. There are no restrictions on the sale, lease or transfer of your unit. There are various restrictions on the use of your unit and these are set forth in detail in the Declaration of Condominium and Rules & Regulations.
- Q. What restrictions exist on the leasing of my unit?
- A. None.
- Q. How much are my assessments to the Condominium Association for my unit type and when are they due?
- A. There are several unit types, all of which have different assessment obligations, determined on the basis of the relative square footage of each unit and the phase it is a part of, and the budget for that phase in a particular calendar year. These are paid quarterly (Jan. 1, Apr. 1, Jul. 1, and Oct. 1).
- 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. As a member of the Association, you will pay a share of the expenses for maintaining, managing and replacing certain community property such as roads, pedestrian access and landscaping throughout the development. Also, you are a member of Edgewater Beach Resort Club, which provides recreational facilities, such as, the par 3 golf course, tennis facilities, and health club. All of these costs are included in your quarterly assessments.
- 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 HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.