

WEYBRIDGE CONDOMINIUM ASSOCIATION OF NAPLES, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

2015

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

A: The owners of each unit, collectively, shall be entitled to one vote at the annual meeting in February of each year.

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

A: Only one family, its servants and guests, as a residence and for no other purpose, shall at all times occupy each unit. No business or profession may be conducted from any unit.

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

A: No unit may be leased for a term of less than 30 consecutive days. Overnight occupants of leased units are limited to 6 persons. There must be a minimum of 30 days between leases (i.e. no more than 6 per year.) No pets of any kind are permitted in leased units.

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

A: Quarterly assessment fee is \$1355.00 due and payable to the Association on January 1, April 1, July 1, and October 1.

Q: What are the late charges if I do not pay my assessment on time?

A: After 30 days you will be charged 18% of the unpaid balance. After 45 days your account will be turned over to the Association's Attorney for collection. In addition, you will be charged any collection costs to the Association.

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: Not as an individual. However, the Association is a member of the Greater Imperial Board, which owns and maintains Imperial Golf Course Blvd. by which we obtain ingress and egress and for the maintenance and staffing of the security gatehouse. Each Association's representative has a vote on the GIB, and each Association shares in the cost of maintaining the road and gatehouse. Your share of this cost is already included in the quarterly fees paid to the Association.

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 \$100.000? If so, identify each such case.

A: No

Q: When I purchase a unit, how do I get through the front gate?

A: After you purchase a unit, you will be authorized to obtain a smart pass or gate pass wand from Towne Properties. Currently the fee is \$40 per smart pass & \$80 for gate pass wand. You will also be given instructions regarding procedure for allowing your guests to enter. Please call (239) 596-1031 for more information.

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.