



## CLUB BRITTANY

4021 Gulf Shore Boulevard North ~ Naples, Florida 34103

### **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

As of January 1, 2025

#### I. Voting Rights

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

A: Each unit owner shall be a member of Club Brittany and shall be entitled to one (1) vote for each unit owned by him or her.

#### II. Use Restrictions

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

A: Condominium units shall not be used for commercial purposes and the unit owners must abide by the Rules and Regulations of the Association (a complete set of which is attached). These Rules restrict, among other things, pets, number of occupants per unit, leasing of units, and types of vehicles on Condominium property.

#### III. Lease Restrictions

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

A: No unit may be leased, sublet, or assigned more than two (2) times per year for a minimum of ninety (90) days each time. Proposed leasing agreements must be submitted to the Board for approval. The use or sale of any unit on a "time-share" basis is prohibited.

#### IV. Condominium Assessments

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

A: Assessments are levied quarterly by Club Brittany in accordance with the estimated Operating Budget. The Garden and Villa units include an additional quarterly charge for Exterior Garden Maintenance. The quarterly amounts are listed on the next page.

(See Next Page)

## CLUB BRITTANY QUARTERLY ASSESSMENTS

	ANNUAL ASSESSMENTS				YEARLY TOTAL
UNIT #	OPERATING	RESERVE	INSURANCE	GARDEN	ANNUAL TOTAL
01 UNITS	\$27,055.600	\$30,544.80	\$20,829.77		\$78,430.17
02 UNITS	\$19,892.02	\$22,457.37	\$15,314.61		\$57,664.00
03 UNITS	\$24,288.55	\$27,420.90	\$18,699.45		\$70,408.90
04 UNITS	\$19,892.02	\$22,457.37	\$15,314.61		\$57,664.00
05 UNITS	\$24,288.55	\$27,420.90	\$18,699.45		\$70,408.90
06 UNITS	\$25,487.61	\$28,774.59	\$19,622.59		\$73,884.78
G-07	\$24,688.24	\$27,872.13	\$19,007.16	\$12,616.20	\$84,183.73
G-08	\$15,003.56	\$16,938.48	\$11,551.05	\$7,060.60	\$50,553.69
G-09	\$13,866.00	\$15,654.21	\$10,675.26	\$11,343.40	\$51,538.86
G-10	\$21,798.21	\$24,609.39	\$16,782.16	\$12,616.20	\$75,805.96
PH11	\$46,394.21	\$52,377.39	\$35,718.32		\$134,489.91
PH12	\$47,193.58	\$53,279.85	\$36,333.74		\$136,807.17
PH14	\$47,193.58	\$53,279.85	\$36,333.74		\$136,807.17
V15/V20	\$31,851.82	\$35,959.56	\$24,522.32	\$7,060.60	\$99,394.30
V16/V19	\$26,932.62	\$30,405.96	\$20,735.09	\$7,060.60	\$85,134.27
V17/V18	\$28,346.89	\$32,002.62	\$21,823.92	\$7,060.60	\$89,234.03
S21-S29	\$768.63	\$867.75	\$591.75		\$2,228.13

#### V. Membership in Recreational Facilities 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: By virtue of ownership of a Condominium unit, each unit owner is a member of The Brittany. This Condominium Association is a member in the Commons "S" Association, Inc., and Access Commons "A" Association, Inc., which provide and maintain a recreational park/landscaped area and an access parcel, both shared by adjoining Condominium parcels.

#### VI. Rent/Land Use Fees

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: There are no recreational or commonly used facilities for which the unit owners or the Association are obligated to pay rent or land use fees.

#### VII. Court Cases

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? 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.**