

THE HERON AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

Q. What are my voting rights in the Condominium Association?

A. Each of the 40 units has one vote, and that one vote is not divisible. Refer to Bylaws Subsection 3.2 for specifics of who votes for a unit under diverse ownership circumstances. Subsections in Section 3 and Section 4 of the Bylaws cover additional specific circumstances related to voting rights.

Q. What restrictions exist in the condominium documents on my rights to use my unit?

A. Each unit is subject to restrictions as to use as provided in Section 10 of the Declaration of Condominium, and to the Rules and Regulations originally set forth as Exhibit F to the Declaration of Condominium but now maintained as a separate document, and amended from time to time by the Association.

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

A. Under strictly limited conditions, and after approval by the Heron Board of Directors, leasing is permitted. Based upon the Bylaws section 8.7 and the Heron Rules, the Board will not approve leases longer than 12 months or shorter than 12 months. During the lease period, the owner or the owner's family, guests, or visitors may not occupy the apartment or use the Heron facilities. Premature termination of an approved 12 month lease for any reason will not change the 12 month occupancy and use restrictions imposed because of that lease.

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

A. Regular assessments based on the annual budget of the Association are due and payable on the first day of January, April, July and October. Regular assessments for 2024 are \$8,285.00 per quarter. [This includes the one time Pelican Bay Special Assessment of \$2,195.00 per unit.] Special assessments may be made as provided in the By-Laws. Each unit pays 1/40th of the Heron budget amount.

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. All unit owners must be members of the Pelican Bay of Naples Foundation, Inc., a not-for-profit corporation which provides certain common facilities and services to all Pelican Bay residents. The 2024 Annual Fee of \$5,217.00 is included in The Heron's quarterly assessment. Voting procedures are set forth in the Bylaws of the Foundation.

Q. Am I required to pay rent or land-use fees for recreational or other commonly used facilities? 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 \$1,000,000.00?

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.

Revised 2/9/2024 for calendar year 2024