

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

MONTENERO AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC. As of January 1, 2025

- Q. What are my voting rights in the condominium association?
A. Each unit in the Condominium will have one full indivisible vote in all Condominium Association matters.
- Q. What restrictions exist in the condominium documents on my right to use my unit?
A. Unit use is limited to residential purposes. Quiet, inoffensive household pets including 1 dog (no more than 15" tall at the shoulder at maturity), or 2 cats and tropical fish are permitted. Guests must be registered with the Manager. Please refer to the Association Rules and Regulations Section 32.
- Q. What restrictions exist in the condominium documents on the leasing of my unit?
A. All leases must have the prior approval of the Association. Units may be leased for a minimum of 90 days and not more than 1 time per year. Please refer to Section 24 of the Association Rules and Regulations.
- Q. How much are my assessments to the condominium association for my unit type and when are they due?
A. The estimated operating budget figures are as follows for the various unit types. The figures below include the Reserve Contribution.

Unit	Annual	Unit	Annual
Lobby Level 01	37,263	18 Floor PH 01	76,787
Lobby Level 08	36,739	18/19 Floor PH 02, 07	67,395
Typical 01	39,571	18/19/20 Floor PH 04	60,791
Typical 02, 07	33,475	18 Floor PH 08	71,719
Typical 03, 06	35,307	20 Floor PH 02	79,263
Typical 04, 05	31,343	20 Floor PH 07	79,031
Typical 08	39,055		

Note: These figures include the annual assessments for the Foundation listed below. The assessment for the Foundation is billed in full January 1 to each owner and payable to the Montenero 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. Yes. You are automatically a member of The Pelican Bay of Naples Foundation, Inc. with voting rights of one vote/unit. There is a \$2,675.00 assessment per year (includes annual internet service & basic cable TV service) which are subject to change annually. Please refer to The Pelican Bay Foundation documents.
- Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?
A. No. Use of these facilities is included in the Pelican Bay of Naples Foundation membership.
- 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 ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS. FIGURES MAY NOT AGREE DUE TO ROUNDING UP OR DOWN TO THE NEAREST DOLLAR