

The Remington at Bay Colony Condominium Association, Inc

Frequently Asked Questions & Answers

1. What are my voting rights in the condominium association?

Each unit has one full vote, which may be cast in all matters that require a vote of the owners, as prescribed by the By-laws.

2. What restrictions exist in the condominium documents on my rights to have a pet?

Quiet non-offensive household pets including one (1) dog or two (2) cats, as well as fish or birds, are permitted. All pets must be less than 15 inches tall at the shoulder at full maturity, and are not permitted in the pool area at any time. Pets that are vicious, noisy, or otherwise unpleasant will not be permitted. In the event that a pet becomes a nuisance or unreasonably disturbing, written notice will be given and it must be removed from the condominium property within three (3) days. Guests and tenants are not permitted to have any pets on the property.

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

Each unit is restricted to single-family residential use. Guests must be registered in advance with the management. There are other restrictions which may be found in the Association Rules and Regulations, and in Section 12 of the Declaration of the Condominium.

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

All leases must have prior written approval from the Board of Directors. No unit may be leased more than one time per calendar year, and a minimum lease of ninety (90) days. Other leasing restrictions are found in Section 13 of the Declaration of the Condominium.

5. How much are my assessments to the condominium association for my unit type, and when are they due?

The share of the common expenses payable by each unit owner is determined by the relative size of each unit. Regular assessments, based on the Association's annual budget, are due by the first day of each new quarter. This excludes any Special Assessments. Regular quarterly assessments for fiscal year **2025** are as follows:

Unit 201: \$7606	Typical 01 unit: \$10,519	Typical 04 Unit: \$9411
Unit 202: \$9915	Typical 02 Unit: \$8877	PH 2101 & 2201: \$20,054
Cabanas: \$657 each	Typical 03 unit: \$10,441	PH 2104 & 2204: \$20,162

6. Do I have to be a member of any other association? If so, which ones?

Yes, you must be a member of Pelican Bay of Naples Foundation, Inc. In addition to this, you must also be a member of the Bay Colony Community Association, Inc. See below for these assessments.

Pelican Bay Foundation Fee for **2025** is \$2,675 paid annually, due with 4th quarter assessment of prior year.
Resale Transfer Fee: \$10,000

Bay Colony Community Association assessment for **2025**: \$7,650 paid annually. Resale Transfer Fee: \$7,500

For further information or the cost of being a member, please contact these associations.

7. 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?

Membership in the Bay Colony Beach Club is required, with a one-time fee and annual Beach Club user fee.

8. Is the condominium association or any 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.

With respect to the condominium association, no. Please check with Bay Colony Community Association and Pelican Bay Foundation, Inc. for further information.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY A SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS FOR FURTHER DETAILS.