

## FREQUENTLY ASKED QUESTIONS AND ANSWERS

### Westshore at Naples Cay Condominium Association, Inc.

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

A. There are 50 units in Westshore at Naples Cay, a Condominium and the owner of each residential unit has one indivisible vote which may be cast in all matters which require a vote of the owners. Voting rights and procedures are described in Section 2 and 3 of the Bylaws of the Association.

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

A. Each residential unit is restricted to residential single-family use. Certain pets may be kept by owners and there are guest restrictions including overnight occupancy not to exceed six (6) persons. The principal restrictions on unit use are found in Section 12 of the Declaration of Condominium.

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

A. No lease for less than one week is permitted. Prior approval of the Association is required. Other leasing restrictions are found in Section 13 of the Declaration of Condominium.

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

A. Regular assessments will be based on the Association annual budget, and are payable quarterly, in advance, due on the first day of January, April, July and October. The quarterly assessment is \$4,225/unit and includes the Master Association assessments.

**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, each owner is a member of Naples Cay Master Association, Inc. The condominium association casts votes on behalf of its members on master association matters in the same manner as the condominium association members voted on the matters. The quarterly master association assessment is \$975/quarter. These are included in the payments made to Westshore at Naples Cay.

**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 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.*