

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Aventi at Aventura Condo Assn. Inc.

As of 01-01-2021

Name of Condominium Association

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

A: Each member of Aventura Condominium Association, Inc. ("Association") is entitled to cast three (3) votes for each Dwelling Unit (Dwelling Unit Class) or one (1) vote for each Boat Slip Unit (Boat Slip Unit Class) owned by him or her in accordance with the provisions of Paragraph E of Article IV of the Articles of Incorporation and Article 7 of the Declaration of Condominium of Aventura Condominium ("Declaration").

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

A: There are various restrictions set forth in the condominium documents, such as restriction on pets, signs, clotheslines, window decor, driveways and vehicles to name a few. There are no restrictions on children. Please refer to Article 15 of the Declaration. All prospective buyers are urged to review this document carefully. The foregoing is only a partial list of restrictions.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: No Dwelling Unit Owner may lease his or her Dwelling Unit without notifying the Association, A Dwelling Unit may be leased for periods of not less than 4 months. Please refer to Articles 15 and 16 of the Declaration.

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

A: Your Annual Assessments to the Association for the period from creation of the Condominium to December 31, 2020, will be in accordance with the Estimated Operating Budget for assessments without reserves. The Assessments for each Condominium Unit Type is as follows:

Type		Monthly	Annually
One Bedroom - A		\$415.90	\$4,990.80
Two Bedroom	B1	\$598.19	\$7,178.28
	B2	\$601.88	\$7,222.56
	B3	\$602.65	\$7,231.80
Three Bedroom	C2	\$655.22	\$7,982.64
	C3	\$667.29	\$8,007.48

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: There is no other association associated with this condominium.

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.