

SAN MIRAGE AT BONITA SPRINGS CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS
2019

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

A. Each unit has one full vote in all matters as prescribed in the By-Laws.

Q. What restrictions exist in the Condominium Documents on my rights to use my unit?

A. Each condominium unit shall be used only as a single-family residence. No more than two (2) pets in total (limited to domesticated dogs and cats) may be maintained in a unit provided such pets are (a) no more than forty (40) pounds in weight; (b) kept according to applicable state and local laws; (c) not left unattended on balconies, lanais, etc.; (d) carried or leashed at all times when on the common areas; (e) not a nuisance to residents of other units; (f) not a pit bull or other breed considered to be dangerous by the board of directors. See Declaration of Condominium, Article 16, for a complete list of restrictions.

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

A. All leases must be approved by the board at least five (5) days before the commencement of the lease. No lease is considered valid if the lessor is delinquent in the payment of assessments to the association or becomes delinquent during the lease term. No lease shall be for a period of less than three (3) months and no more than three (3) leases in any one calendar year. Lessees or their guests are not allowed to have pets anywhere on condominium property. See the Declaration of Condominium, Articles 14 and 15 for a complete list of lease restrictions.

Q. How much are the 2019 assessments to the Condominium Association for my unit and when are they due?

A. The quarterly assessments are due and payable on the first day of each quarter (January 1, April 1, July 1, and October 1). The quarterly maintenance assessment for 2019 is \$995.00.

Q. Do I have to be a member of any other Association?

A. No

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 involved in any court case in which it may face liability more than \$100,000?

A. No.

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.