

REALTOR QUESTIONS

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

Total number of Units 36 Number of units rented, if applicable? 11

Application required for purchaser? Yes X No , Application Fee .00.

Interview of purchaser required? Yes No X, Association has right of first refusal? Yes No X.

Pets Allowed? Yes X No , Type of pet permitted Household (dog/cat).

Number of pets allowed? Yes 2 No , Wgt/Hgt? Yes X No , Permitted Wgt/Hgt? 35 lbs/25"

Tenants permitted pets? Yes X No , Other:

Vehicle restrictions? Yes X No , If yes, please state restrictions See Governing Documents Amendments

Number of vehicles allowed? Must fit in driveway/carport

Parking Covered Open Garage/Carport X Assigned Deeded Space # .

Pickup trucks Yes X No , Commercial vehicles? Yes No X, Motorcycles? Yes X N ,

Rental Restrictions? Yes X No , If allowed term limit not less than 1 year or more than 1 year Application fee \$100.00

Interview required for tenant? Yes No X,

55 and over community? Yes X No , 62 and over community? Yes No X,

RV and boat storage area? Yes No X, Camper/motor home storage area? Yes No X,

Dock? Yes No X, Deeded? Yes No , Space available? Yes No ,

Dock available to: tenant? Yes No , or Purchaser? Yes No , Cost?

Unit Association fee? Yes X No , If yes, fee amount \$ 115.00

How paid? Monthly X, Quarterly , Annually .

Master Association? Yes No X, If yes, fee amount \$.

How paid? Monthly , Quarterly , Annually .

Recreation lease and/or land lease? Yes No X, If yes, fee amount \$

How paid? Monthly , Quarterly , Annually .

Pending assessments? Yes No N, If yes, explain and indicate what payments have been made

All assessments current? Yes No , If no, state outstanding balance:

Notified at time of closing with estoppel

Amenities privileges: For Owners Yes ___ No X, For Tenants Yes ___ No X,

Cost of privileges? For Owners \$ _____ For Tenants \$ _____

Please explain recreation facilities?

N/A

Other information available:

Completed by Management Professionals, Inc. by: Allison Cefalu

Phone: 239-368-6741

Printed name

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Please see attached question and answer sheet as referenced by Florida Statute 718.504.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

As of January 1, 2024

Name of Condominium Association

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

A: **There shall be no more than 36 voting members at any one time. The owners of a condominium unit or parcel in the condominium property shall be entitled to cast one (1) vote at all meetings of the members of the Association.**

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

A: **The following is a synopsis of the restrictions and is by no means comprehensive. For a comprehensive explanation of the restrictions see the condominium documents and the "Rules and Regulations."**

The units shall be used for single-family residences only.

No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents.

No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinance and regulations of all governmental bodies having jurisdiction thereof shall be observed.

No fences hedges or similar improvements shall be erected without the written approval of the Association.

No motor vehicle shall be parked on the condominium property except in such areas intended for that purpose. No commercial trucks, or other vehicles that are primarily used for commercial purposes, other than service vehicles temporarily present on business, shall be parked on the condominium property.

Not more than two (2) commonly accepted household pets such as a dog or cat. Must be leashed if outdoors. Certain aggressive breeds as determined by the Board of Directors will not be allowed.

At least one occupant in each Unit in Country Club Gardens must be at least fifty-five years of age or older

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

A: **Leasing of a unit is subject to the prior approval of the Association, provided that the unit is occupied only by the lessee and his family and at least one occupant is at least fifty-five years of age or older. Leases not less than one year or more than one year. No rooms may be rented and no transient tenants accommodated.**

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

A: **Fees for Country Club Gardens Condominium are \$110.00 per month and are due on the first day of each month.**

Q: Do I have to be a member in 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: **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 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.