

**HARBOUR ISLE AT HUTCHINSON ISLAND WEST
CONDOMINIUM ASSOCIATION, INC.**

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET 2023

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

A: Each Unit is entitled to one (1) membership vote.

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

A: Units may be used for residential purposes only. Pursuant to the Declaration of Condominium, there are also rules that restrict pets/animals and vehicles and parking within the community.

Q: What restrictions exist in the condominium documents and the rules & regulations regarding the leasing of my unit?

A: Leases must be approved in advance by the Board of Directors; the Board may charge a transfer fee as permitted by Chapter 718, Florida Statutes; subleases are prohibited; units may be leased not more than two (2) per calendar year; and each lease term may be for no less than ninety (90) days or a maximum of one year. After an annual lease expires, if the lease is continuing a lease extension form must be signed by the owner and renter and submitted to the office prior to the lease end date. Before a unit is leased, the owner must provide to the office: 1. A fully executed application 2. A copy of the lease 3. A check made payable to Harbour Isle West for the background check 4. Schedule an orientation to attend prior to the commencement of the move-in date.

Q: What restrictions exist in the rules & regulations regarding guests?

A: The rules and regulations of the Association contain restrictions regarding both "occupants" and "guests". Guests and occupants must properly register with the Association; may reside in a unit for limited periods of time, and must follow the Association rules regarding behavior and use of the community's facilities.

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

A: Each Unit is charged an equal assessment (1/624 of the total budget). The annual assessment for the period of January 1, 2023 - December 31, 2023, is \$10,401.44, payable in quarterly installments of \$2600.36 each. The annual storage garage assessment for the period of January 1, 2023, to December 31, 2023, is \$1155.40 payable in quarterly installments of \$288.85 each. Not all units have storage garages.

Q: Do I have to be a member of any other association? If so, what is the name of the association and what 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?

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 \$100,000.00? If so, identify each such case.

A: No.

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