

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

A: Unit Owner(s) of a condominium Unit shall collectively be entitled to one (1) vote for that Condominium Unit, which vote shall be cast by the voting Unit Owner. See Article 9.10 of the Declaration of Condominium of Zahrada I Association, Inc., a Condominium ("Declaration").

Q: What restrictions exist on my right to use my Unit?

A: Article VI of the Declaration entitled "Use and Occupancy Restrictions" sets forth various restrictions on your right to use your Unit. Each Unit may be used and occupied as a single-family residence only. Commercial vehicles, trucks, motorcycles, campers, trailers, mobile homes, motor homes, recreational vehicles, and similar vehicles may not be maintained on the Property. Visual clutter and nuisances are not tolerated. Article 6.3 of the Declaration requires the approval of the Association prior to selling or leasing a Unit to a corporation, partnership, trust or other entity. For additional restrictions regarding the right to use your Unit, review the Declaration and the Rules and Regulations adopted by the Board of Directors ("Board") in their entirety.

Q: What restrictions exist on the leasing of my Unit?

A: Article 6.10 of the Declaration sets forth various restrictions on the leasing of Units. No portion of a Unit (other than an entire Unit) may be rented or leased for a term of less than ninety (90) consecutive days and in no event may a Unit be leased more than three (3) times in any 365-day period. The leasing and renting of Units shall also be subject to the prior written approval of the Board. The Association may charge a leasing fee. Please review Article 6.10 of the Declaration, as amended, in its entirety for leasing restrictions.

Q: When are my assessments to the Condominium Association for my type of unit due?

A: Assessments are paid per month and are due on the first day of each month.

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: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

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.

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.

If you have any questions, please contact:

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