

Florenxia Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET As of June 24, 2019

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

A: Each Unit owner is entitled to cast one vote [See Paragraph 2.09 of the Bylaws of the Florenxia Condominium Association, Inc. (the "ByLaws").] If a Unit is owned by more than one person or entity, see Sections 5.02 and 5.03 of the Declaration of Condominium for Florenxia, A Condominium (the "Declaration".)

Q: What restrictions exist in the condominium documents on my rights to use my Unit?

A: The uses of Units in the Condominium are restricted to residential use. Further, Units may not be used for immoral, improper, offensive, or unlawful uses; an Owner may not allow anything to be done or kept in his or her Unit that would increase Condominium's insurance premiums or cause the cancellation of the Condominium's insurance. No signs may be displayed from any portion of the Condominium property without the consent of the Association except for sale signs by the Developer. Nothing can be done on the Condominium Property that the Board of Directors of the Association believes is an unreasonable annoyance or nuisance. Nothing can be placed on the exterior walls or exposed on balconies with the consent of the Board. See Article X of the Declaration and Exhibit D, Rules and Regulations, thereto.

Q: What Restrictions exist in the condominium documents on the leasing of my Unit?

A: Rental of units in the Condominium is required to be for a period of no less than one week. (See page #2 of the Rules and Regulations.)

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

A: Assessments for the Units in the condominium are due monthly. The amount of the assessments is based on the square footage of the Units with each Unit bearing the portion of the total assessments that the ratio of the heated and cooled square footage that Unit bears to the total heated and cooled square footage of all Units in the Condominium. See "2019 Florenxia Condo Dues Assignments" and "2019 Florenxia Garage Dues" for more information.

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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 the 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 – not applicable.

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: The Association is involved in a lawsuit regarding the dock and is currently in the arbitration phase. At this time, it is unknown if the liability will exceed \$100,000.00; however, legal fees and litigation expenses and costs are covered by insurance. Please find more information on the Escambia Clerk's website under Case Number - 2015 CA 001181.

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.