

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
Summer House in Old Ponte Vedra Condominium Association, Inc.

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

A: Each Membership appurtenant to a Unit shall be entitled to one (1) vote per Unit. (See Article V of the Declaration and Article 6 of the Articles of Incorporation)

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

A: The Residential Units are restricted to residential use and/or home office. There are no age restrictions. Unit Owners may maintain no more than two (2) pets (domesticated dogs or cats only) at any one time. No improvements or changes to any Residential Unit shall be made which in any manner change the appearance of any portion of the Building without obtaining prior written consent of the Architectural Review Committee. With respect to Residential Units only, hard and/or heavy surface floor coverings, such as tile, marble, wood and the like shall not be installed without the written consent of the Architectural Review Committee. There are restrictions for Residential Units on what may be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, lanais or windows of the Building without the prior written consent of the Architectural Review Committee. The Architectural Review Committee shall approve the installation or replacement of exterior storm shutters conforming to the Board's specifications. (See Article XVI of the Declaration and see also Rules and Regulations.)

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

A: Nothing less than the entire Residential Unit may be leased without prior written Board of Directors approval. A Residential Unit may not be leased to an individual who is less than twenty-one (21) years old. Each Residential Unit lease must be in writing and for a term of not less than nine (9) months. Leasing of Residential Units is subject to the prior approval of the Board of Directors. Leasing restrictions do not apply to the Non-Residential Unit. (See Article XVI of the Declaration).

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

A: The monthly assessment for the Residential Units of the Condominium ranges from \$249.00 to \$1002.00 per month. The assessments are due monthly on the first of the month and are considered late after the tenth of the month.

Q: Do I have to be a member in any other association? If so, what is the name of association and what are my voting rights in the 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: You are not required to pay rent or land use fees for recreational or commonly used facilities. However, your assessments payable to Summer House in Old Ponte Vedra Condominium Association, Inc. will include recreation and other commonly used facilities of Summer House in Old Ponte Vedra Condominium.

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?

A: No.

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