

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Club Raphael at Pelican Bay Condominium Association, Inc.

I. Voting Rights

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

A: Owners of each Unit, as members of the Association, shall have one (1) vote for each Unit owned by such Unit Owner, provided, however, in the event that Unit is owned by more than one person, the persons owning said Unit are entitled to cast a single vote in the manner provided for in the By-laws.

II. Use Restrictions

Q: What restrictions exist in the Condominium Documents on my right to use my Unit?

A: A Condominium Unit shall not be used for commercial purposes but only for residential purposes in accordance with the Rules and Regulations and the Declaration of Condominium, Section 11.1. These rules restrict, but are not limited to, pets, number of occupants per Unit, and types of vehicles on Condominium Property.

III. Lease Restrictions

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

A: No unit may be leased, or sublet more than three times per year maximum, for a minimum of thirty (30) consecutive days each time. The use or sale of any Unit on a "time-share" basis is prohibited.

IV. Condominium Assessments

Q: How much are my Assessments to the Condominium Association for my Unit type and when are they due?

A: Assessments are levied quarterly by the Club Raphael Condominium Association, and the quarterly amount per Unit is \$4,160.00 including reserves, in accordance with the 2015 Operating Budget & Replacement Reserves Schedule (a copy of which is available for inspection), exclusive of any special Assessments. Villas and Garden Units are assessed an additional \$825.00 per quarter, for a total of \$4,985.00.

V. Membership in Recreational Facilities Association

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: Membership is mandatory for all Unit Owners in the Pelican Bay of Naples Foundation, Inc., for all Unit and lot owners in Pelican Bay, Collier County, Florida, and each member, subject to the payment of assessments shall be entitled to one (1) vote, or have his vote cast, at the Annual Meeting and Special Meetings of Members. (See Section 2.03 of the Pelican Bay of Naples Foundation, Inc., By-Laws). Fees due to the Pelican Bay Foundation, Inc. are not a part of the 2015 Operating Budget for Club Raphael Condominium Association, Inc., and are assessed separately against each Unit Owner. The Annual Assessments per Unit for 2015 are \$2,020.00, which includes basic T. V. cable services and internet.

VI. Access and Safety

Q: Who is responsible for security at the Condominium Association?

A: Access and safety points including video surveillance exist at the Condominium. The Association, however, shall not be liable for any loss or damage by reason of failing to provide adequate protection or the ineffectiveness of measures undertaken.

VII. Rent/Land Use Fees

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.

VIII. Court Cases

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 THERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.