FREQUENTLY ASKED QUESTIONS AND ANSWERS

MARINA NORTH SHORE CONDOMINIUM ASSOC., INC.
as of January 1, 2026

Q. What are my voting rights in the condominium association?
A. One vote per unit. There are a total of 48 voting units.

Q. Are there any declared but un-built units?
A. No.

Q. What restrictions exist in the condominium documents on my right to use my unit?
A. Must be used as a single-family residence. (See Declaration of Condominium, Section IX, "Purpose and Use Restrictions.)

Q. What restrictions exist in the condominium documents on the leasing of my unit?
A. Units may be leased for not less than thirty (30) days per occurrence.

Q. How much are my assessments to the condominium association for my unit type and when are the due?
A. $880.00 per month due on the first 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. Yes. An annual fee must be paid to Punta Gorda Isles Section 22 Homeowners Association. These funds are collected for use in maintaining the common area outside of M.S.S.C.A. As an owner you are entitled to one vote. For more information, contact the managing agent at 239-454-1101.

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.

Q. Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of $100,000.00?
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.