ROSEWOOD
RESIDENCES
LIDO KEY

FREQUENTLY ASKED QUESTIONS



THE FIRST EXCLUSIVELY RESIDENTIAL ROSEWOOD RESIDENCES IN THE WORLD

Developed by The Ronto Group in partnership with Wheelock Street Capital

Just 65 private residences on 11 floors with unobstructed Gulf of Mexico views
Absolute beachfront – step outside to three pristine miles of sugar-soft sand beaches
Sophisticated design by Swedroe Architects, Miami
An engaging landscape & beach club designed by award-winning Design Studio Boca Landscape architects
All common areas designed by Lillian Wu Studio, NY
Expansive floor plans & unparalleled feature & finish selections
Steps to St. Armands Circle boutiques, restaurants, salons & spas,
just across the bridge to Sarasota's galleries, theaters, ballet & opera

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WHERE IS ROSEWOOD RESIDENCES LIDO KEY LOCATED?

Rosewood Residences Lido Key is located on Lido Key, Lido Beach, Sarasota, Florida.

HOW MANY RESIDENCES ARE AT ROSEWOOD RESIDENCES LIDO KEY?

Rosewood Residences Lido Key has 65 beachfront condominiums. Your Sales Associate can provide current availability.

WHAT ARE THE STANDARD CONDOMINIUM SIZES AT ROSEWOOD RESIDENCES LIDO KEY?

The residences are 3 bedrooms with den and 3 ½ baths, or 4 bedrooms with den and 4 ½ baths.

Approximate square footages:

Residences 01/02	4,942 AC / 5,690 Total
Residences 03/04	4,081 AC / 4,653 Total
Residences 05/06	3,350 AC / 3,832 Total
Residences 07/08	4,482 AC / 5,253 Total

WHAT ARE THE CEILING HEIGHTS?

Eleven foot' ceilings (per plan, except where dropped).

WHAT GARAGE AND STORAGE IS AVAILABLE AT ROSEWOOD RESIDENCES LIDO KEY?

One private enclosed two-car garage with one outlet for electric vehicle charging. There are bicycle storage areas within the community garage.

WILL THERE BE GAS IN THE COMMUNITY?

The kitchen cooktops are gas. The summer kitchen on the terrace has a gas grill.

ARE PETS ALLOWED?

Yes, two common domestic pets are allowed. (Breed and behavior restrictions apply.)

HOW MANY TIMES MAY I UTILIZE THE GUESTS SUITES?(6 SUITES AVAILABLE)

Four times per year. Seven days maximum at a time. Twenty-eight days maximum per year. Cleaning and daily fees TBD.

CAN WE RENT OUR HOME AFTER WE CLOSE?

Yes, we require a six-month minimum lease with a maximum of two leases per calendar year.

HOW CLOSE IS THE BEACH?

Residences are located on 3.5 acres of prime beachfront.

WHAT ARE THE CONDOMINIUM PRICES?

Your Sales Associate will provide current pricing for available units.

WHAT DEPOSIT IS REQUIRED?

A $100,000 initial deposit is required upon execution of the purchase contract. Within fifteen (15) days of signing the contract, the balance of 10% of the purchase price will be due. An additional 20% deposit is due within ten (10) days of Notice of Commencement of the Condominium and an additional 10% due at top-off, for a total deposit of 40%. The balance of the contract is due at close.

WHAT DEPOSIT IS REQUIRED FOR OPTIONS?

Orientation for options and upgrades is provided through BCBE Construction LLC's Finishing Touches Program. The Finishing Touches Coordinator will discuss the details, cut-off dates and payment requirements with you.

HOW MUCH ARE ROSEWOOD RESIDENCES LIDO KEY HOA FEES AND WHAT IS INCLUDED?

01/02 Units	$18,748.89 per quarter
03/04 Units	$15,700.82 per quarter
05/06 Units	$12,832.05 per quarter
07/08 Units	$17,004.80 per quarter
Unit 301	$18,733.30 per quarter

The fees include all Association operating expenses including: administration, payroll, building maintenance, insurance and utilities for the Association, water and gas for the residences, plus reserves. An additional one-time Working Capital Contribution equal to two months Assessments, (determined by unit type above), is due at closing.

WHAT ARE THE PROPERTY TAXES?

For tax information, please refer to the following website: www.sc-pa.com

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the condominium unit. There are various methods for calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls of the condominium building and the centerline of interior demising walls and, in fact, are larger than the dimensions of the "Unit" as defined by the Declaration of Condominium for Rosewood Residences Lido Key, which are measured using interior measurements. All dimensions are approximate and all floor plans and development plans are subject to change. All dimensions are approximate and all floor plans and development plans are subject to change.

This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. Rosewood Residences Lido Key is owned and being developed, offered and sold by WSR Lido Beach, LLC ("Developer"). The project is not owned, developed or sold by Rosewood Hotels and Resorts, L.L.C. or any of its affiliates ("Rosewood"). Developer uses the Rosewood marks pursuant to a license agreement with Rosewood, which may be terminated under certain conditions. Rosewood does not assume any responsibility or liability in connection with the condominium. Rosewood is not responsible for the content presented in this email, including but not limited to any advertising claims, marketing practices and data collection, use and privacy practices.

The design concepts for the model residences at the Rosewood Residences Lido Key, including all furnishings and certain fixtures and finishes, were conceived by WSR—Lido Beach, LLC or its designers. Certain of such design concepts were approved by Rosewood and its affiliates for the sole purpose of ensuring that units are in conformity with certain Rosewood design and brand standards. Except to the limited extent described in the immediately preceding sentence, Rosewood and its affiliates were not otherwise involved in developing the design concepts or selecting the furnishings, fixtures and finishes for any units. In no event does Rosewood and its affiliates make any representations or warranties that the design concepts or the furnishings, fixtures and finishes for units are consistent with the image, quality, design standards and expectations of the Rosewood brand.

Unless otherwise expressly provided for in the governing documents for the condominium, all of the services, amenities and benefits made available to residential owners at the Rosewood Residences Lido Key are subject to change, replacement, modification or discontinuance. Fees for certain services may apply. Access to amenities may be subject to occupancy requirements and hours of operation.

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