ROSEWOOD
RESIDENCES
NAPLES

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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. Rosewood Residences Naples is owned and being developed, offered and sold by WSR-NB, 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 brochure, 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 Naples including all furnishings and certain fixtures and finishes, were conceived by the Developer or its designers. Certain 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 Naples 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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ROSEWOOD
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FREQUENTLY ASKED QUESTIONS



An EXCLUSIVELY RESIDENTIAL ROSEWOOD RESIDENCES

Developed by The Ronto Group in partnership with Wheelock Street Capital

Just 42 private residences on 7 floors with unobstructed Gulf of Mexico views

Absolute beachfront – step outside to pristine miles of sugar-soft sand beaches

Sophisticated design by MHK Naples

An engaging landscape & beach club designed by Architectural Landscape Design

All common areas designed by Lillian Wu Studio, NY

Expansive floor plans & unparalleled feature & finish selections

Steps to Park Shore boutiques, restaurants, salons & spas, just down the street from downtown Naples' galleries, theaters, ballet & opera

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WHERE IS ROSEWOOD RESIDENCES NAPLES LOCATED?

Rosewood Residences Naples is located on Gulf Shore Boulevard in Naples, Florida.

HOW MANY RESIDENCES ARE AT ROSEWOOD RESIDENCES NAPLES?

Rosewood Residences Naples has 42 beachfront condominiums. Your Sales Associate will provide current availability upon request.

WHAT ARE THE STANDARD CONDOMINIUM SIZES AT ROSEWOOD RESIDENCES NAPLES?

Approximate square footages:

Residences 01/04	5,090 AC / 5,871 Total	Residences 06	5,739 AC / 6,166 Total	PH 01	7,010 AC / 8,790 Total
Residences 02/03	5,444 AC / 6,007 Total	Residences 07	6,012 AC / 6,589 Total	PH 02	6,375 AC / 7,892 Total
Residences 05	4,266 AC / 5,024 Total	Residences 08	5,094 AC / 5,749Total	PH 03	5,693 AC / 6,884 Total
				PH 04	9,718 AC / 11,834 Total
				PH 05	9,673 AC / 11,953 Total

WHAT ARE THE CEILING HEIGHTS?

Typical residences have 11'6" ceilings (per plan, except where dropped). Penthouse residences have 12'6" ceilings (per plan, except where dropped).

WHAT GARAGE AND STORAGE IS AVAILABLE AT ROSEWOOD RESIDENCES NAPLES?

Typical residences are assigned 2 parking spaces and Penthouse residences are assigned 4 parking spaces. Each residence is assigned one storage unit. Your Sales Associate will provide details and availability.

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. (Behavior restrictions apply.)

ARE THERE GUEST SUITES AVAILABLE FOR USE?

Yes, there are three guest Suites on property.

CAN WE RENT OUR HOME AFTER WE CLOSE?

Yes, we require a nine-month minimum lease.

WHAT ARE THE CONDOMINIUM PRICES?

Your Sales Associate will provide current pricing for available units.

WHAT DEPOSIT IS REQUIRED?

A $1,000,000 initial deposit is required upon execution of the purchase contract. Within fifteen (15) days of signing the contract, the balance of 20% of the purchase price will be due. An additional 20% deposit is due within ten (10) days of Notice of Commencement of the Condominium, for a total deposit of 40%. The balance of Purchase Price Due at Closing — subject to Closing costs, prorations and adjustments set forth in the Contract.

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 NAPLES HOA FEES AND WHAT IS INCLUDED?

The fees include all Association operating expenses including: administration, payroll, building cleaning and maintenance, insurance and utilities for the Association, water and gas for the residences, plus reserves. It also includes amenities such as Association owned golf carts for resident and guest use, concierge services, valet, and towel service for pool and fitness facilities. An additional one-time Working Capital Contribution equal to two months Assessments, (determined by unit type above), is due at closing. Your sales associate will provide current fees per unit.

WHAT ARE THE PROPERTY TAXES?

For tax information, please refer to the following website: www.colliertaxcollector.com

EQUAL HOUSING OPPORTUNITY

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.