

SORRENTO CONDOMINIUM ASSOCIATION

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

This document is designed to cover information a potential buyer may have in compliance with Florida Statute 718.504 for the above-referenced condominium association.

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

A. Each Unit is assigned one (1) vote on matters put before the Unit Owners, which is cast by the Unit Owner or voting member in accordance with the Declaration. A Unit's vote is not divisible. Section 5.2 of the Declaration and Section 2.2 of the Amended and Restated Bylaws set forth in more detail the Unit Owners' voting rights in the Association.

Q. What restrictions exist in the Condominium documents on my right to use my unit?

A. Section 17 of the Declaration, and the Rules and Regulations set forth certain restrictions on the use of the Units and Common Elements. Such restrictions include, but are not limited to, the following: (i) the Units may only be used for single-family residences; (ii) no Unit Owner shall commit or allow to be committed a nuisance on the Condominium property; (iii) no improper, offensive, or illegal use may be made of any Unit or Common Element; (iv) Unit Owners may have two (2) pets no more than forty (40) pounds each, and pets that are vicious, noisy, or exhibiting aggressive behavior, may be required to be removed; (v) signs are restricted; (vi) flooring materials inside Units are restricted for sound transmission purposes and must be approved by the Association; and (vii) such other rules, regulations and restrictions as are set forth in the Declaration, Bylaws, and Rules and Regulations, as the same are amended from time to time.

B. What restrictions exist in the Condominium documents on the leasing of my Unit?

A. Only entire Units may be rented, and no individual rooms may be rented. Sub-leasing of Units is not permitted. The minimum lease term is one (1) month and a Unit cannot be leased more than four (4) times in a calendar year. Section 8.5 of the Declaration sets forth in more detail the restrictions on leasing of Units.

Q. How much are my assessments to the Condominium Association for my Unit and when are they due?

A. Assessments to the Association will be due quarterly in the amount of \$2,008.00 per quarter for 2024.

Q. Do I have to be a member of any other association? If so, what is the name of the 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. No.

Q. Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each case.

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.