

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Dolphin Pointe of Dunedin Condominiums

As of 2/1/2021

Q: What are my voting rights in the condominium association?

A: One vote per unit, property owner only.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Submit remodeling plans to Board for approvals. All contractors must provide proof of license and insurance and provide permits when appropriate. Also refer to Declaration, Articles of Incorporation, By-Laws and Rules and Regulations for condo restrictions.

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

A: No rentals for less than 30 days. Each renter must be approved via an application form, in writing, by the Board before occupancy can occur and there is a \$100 application fee for each applicant. Maximum number of occupants for a one bedroom is 3 persons and the maximum for a two bedroom is 5 persons. No overnight guests which result in exceeding the occupancy limitations, and guests are subject to a fourteen-day limit. Over 14 days and the guest will be put on the lease and subject to Board approval. No double use of the condominium's facilities—either the renter uses the amenities or the owner does—not both. All guests must register with the office. No "For Sale" or "For Rent" signs or other displays or advertising shall be posted on any part of the Common Elements, Limited Common Elements, or Condo Units. No renter may have pets.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: 2021 HOA fees are due by the first of each month and are: one bedroom \$329.68; two bedrooms \$390.73. There is a \$25 late fee for payments received after 15th of 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: No. We have no other associations.

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: Kayak storage rental fee is \$50 annually. First come, first served. There is a waiting list. Rental for clubhouse for private parties is \$25.

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: None.

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.