

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
THE CORTEZ, A CONDOMINIUM AS OF MAY 1, 2020**

- Q: What are my voting rights in the condominium association?
A: See Voting Interests in the Declaration of Condominium for The Cortez, Section 8.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
A: See Use Restrictions in the Declaration of Condominium for The Cortez, Section 16.
- Q: What restrictions exist in the condominium document on the leasing of my unit?
A: See Use Restrictions in the Declaration of Condominium for The Cortez, Section 16.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
A: The regular maintenance assessments for each Unit are based upon the undivided percentage share in the Common Elements, Common Expenses, and Common Surplus and has been calculated and allocated to each Unit by dividing the approximate square footage of each Unit by the approximate total square footage of all Units in the Condominium and then increasing or decreasing the resulting quotient for each Unit type as necessary so that the total allocation to all Units equals one hundred percent (100%). The regular maintenance assessments are due monthly. The estimated monthly assessments for each type of Unit are as follows:

Sailfish	\$510
Marlin	\$493

Note: The above estimated monthly assessments for each type of Unit are calculated to include both the monthly operating assessment and the monthly reserve assessment.

- 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: You do not have to be a member in any other association.
- 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: You are not required to pay rent or land use fees for recreational or other commonly used facilities.
- 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: 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.