

Enclave at Naples Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q. WHAT ARE MY VOTING RIGHTS IN THE CONDOMINIUM ASSOCIATION?

A. EACH UNIT OWNER IS ENTITLED TO ONE VOTE FOR THEIR UNIT UNLESS AN OWNER BECOMES 90 DAYS DELINQUENT IN ASSOCIATION MAINTENANCE FEES, THEN VOTING RIGHTS ARE SUSPENDED UNTIL ARREARAGES ARE PAID IN FULL.

Q. WHAT RESTRICTIONS EXIST ON MY RIGHT TO USE MY UNIT?

A. THESE ARE SINGLE FAMILY RESIDENCES, THERE ARE NO RESTRICTIONS ON CHILDREN RESIDING IN THE CONDOMINIUM, ONLY (2) HOUSEHOLD PETS ARE PERMITTED WITH A WEIGHT LIMIT OF 35 LBS EACH.

Q. WHAT RESTRICTIONS EXIST ON THE LEASING OF MY UNIT?

A. ALL LEASES MUST BE SUBMITTED IN WRITING NO LESS THAN 5 DAYS BEFORE THE COMMENCEMENT OF THE LEASE. UNITS MAY NOT BE LEASED FOR A PERIOD OF LESS THAN A MONTH.

Q. HOW MUCH ARE MY 2025 QUARTERLY ASSESSMENTS TO THE CONDOMINIUM ASSOCIATION FOR MY UNIT AND WHEN ARE THEY DUE?

A. 1 BED / 1 BATH - \$780.70, 2 BED / 1 BATH - \$1059.18, 2 BED / 2 BATH - \$1214.16, 3 BED / 2 BATH - \$1420.40 ALL OF WHICH INCLUDES RESERVES. ASSESSMENTS ARE DUE JANUARY 1ST, APRIL 1ST, JULY 1ST AND OCTOBER 1ST REGARDLESS OF WHETHER YOU RECEIVE A STATEMENT/INVOICE OR NOT.

Q. ARE ANY UTILITIES INCLUDED IN MY ASSESSMENTS?

A. ONLY TRASH, WATER & SEWER ARE INCLUDED IN YOUR ASSESSMENT PAYMENTS.

Q. DO I HAVE TO BE A MEMBER IN ANY OTHER ASSOCIATION?

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?

A. NO.

Q. IS THERE A CHARGE TO USE THE COMMON AREA AMENITIES?

A. NO, BUT THERE IS A \$1,000.00 DEPOSIT FOR PARTIES OF 4 OR MORE. YOU MUST HAVE PRIOR APPROVAL FROM THE MANAGER AT LEAST 30 DAYS IN ADVANCE. THE DEPOSIT WILL BE RETURNED, IF APPLICABLE, WITHIN 30 DAYS AFTER USAGE. IF AN OWNER BECOMES 90 DAYS DELINQUENT IN ASSOCIATION MAINTENANCE FEES, THEN COMMON AREA AMENITIES USE RIGHTS ARE SUSPENDED UNTIL ARREARAGES ARE PAID IN FULL.

Q. WHAT ARE THE COMMON AREA AMENITIES?

A. THERE IS A CLUBHOUSE WITH BILLIARDS ROOM, RACQUETBALL COURT IN THE FITNESS ROOM, POOL, SPA, BBQ AREA, TENNIS COURT & A DOG PARK.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALE CONTRACT AND THE CONDOMINIUM DOCUMENTS.