

2020
THE CLARIDGE CONDOMINIUM ASSOCIATION INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: What are my rights in the condominium association?

A: The Owner or Owners of a Unit shall collectively be entitled to cast one vote per Unit owned.

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

A: Condominium Units shall not be used for commercial purposes each Unit shall be occupied by one family and the Unit Owners must abide by the Rules and Regulations of the Association

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

A: Leases must be not less than 3 months and not more often than 1 time a year. Leases, other than to another Unit Owner are subject to the approval of the Association.

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

Maintenance fees shall be due and payable quarterly in the following amounts in 2020:

A-Units \$4,838.71	B-Units \$3,989.47	C-Units \$4,937.47
D-Units \$5,608.96	E-Units \$4,937.47	F-Units \$5,569.46
H-Units \$5,924.96	Cabanas \$345.29	

NOTE: Please note that your Quarterly invoice fees referenced above include operating dues and reserve funds.

Not Shown above for the 1st Quarter Invoice only, all units will have an additional \$162.00 fee for the annual water detection system maintenance which will vary with each New Year depending on rising costs. There are also Unit and Cabana HVAC fees, variable storage locker fees depending on their size for those who have storage lockers which will be shown on your quarterly invoices when applicable.

Q: Do I have to be a member in any association? If so, what is the name of the Association and what are my voting rights in this association? How much are my assessments?

A: Yes, all owners of property, including condominium unit owners, are also members of The Pelican Bay Foundation, Inc. "The Foundation", which is the master association for Pelican Bay which owns and manages all common areas of Pelican Bay. Owners have one vote per unit owned. There is an Annual Maintenance/Operations **\$1,304, Replacement Reserve \$272, Cable TV \$820 for a total \$2,396 in 2020**. This figure does vary with each New Year depending on rising costs of cable and foundation expenses.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how 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? If so, identify each such case.

A: No.

Q: How many pets are permitted?

A: Only one (1) domestic pet (cat or bird) shall be permitted in each unit.

B: Dogs are prohibited.

Other restrictions apply; see section 12.6 of the Declaration, amended July 20, 2005.

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. The responses herein are made in good faith and to the best of our ability as to their accuracy.