FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

T.C. MANAGEMENT – THE COQUINA, INC.

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

A: Each unit has one vote. See Section 9 of the Declaration of Condominium, Article IV, of the Articles of Incorporation and Section 2.5 of the Bylaws of the Association.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: Each unit shall be occupied only by a single family, its servants and guests. No one may be subdivided. Occupancy limited to no more than six (6) people. No nuisances allowed. No garbage accumulation outside of the unit. No fire hazards. No immoral, improper, offensive or unlawful use of units. No advertisements of any kind without Association approval. Noise nuisance restrictions apply. No items shall be hung or shook from railings, windows, or facades. No grills on patios. Only weekly (7 nights) rentals allowed. No pets allowed for guests or renters. Unit exteriors may not be modified without prior written approval by Association and owners affected by such modifications and subject to the limitations found in the Declaration of Condominium. No one shall install wiring for electrical or telephone installations as well as any type of antenna or machines on the exterior of the complex unless authorized by a majority of the Board of Directors. See Section 12 and 13 of the Declaration of Condominium, including any amendments thereto, as well as Association By-laws, Rules and Regulations for these and other restrictions.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: No unit shall be leased without the owner obtaining the prior written consent of the Association and subject to the limitations found in the Declaration of Condominium. All leases are deemed to provide the agreement of the lessee(s) to abide by the Declaration of Condominium, the Articles of Incorporation, By-Laws and Rules and regulations of the Association. See Article XIII of the Declaration of Condominium and any amendments thereto.

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

A: For 2025, the monthly assessment for the Association is $750.00. This assessment is paid on the first of each month. See Section 11 of the Declaration of the Condominium and any amendments thereto.as well as Association By-Laws, Rules and regulations.

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.

Q: Am I required to pay rent or land use fees for the recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Condominium 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, the Condominium association is not involved in any litigation at this time.

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