

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Lynx Pass Condominium Association
12500 Hunters Ridge Drive
Bonita Springs, FL 34135

January 1, 2017

1. *What are my voting rights in the Condominium Association?*
Each unit is entitled to one (1) vote; the Developer has the right to appoint a majority of Directors until turnover of the Association.
2. *What restrictions exist in the condominium documents on my right to use my unit?*
The Declaration of Condominium contains restrictions including, but not limited to, the use of a unit as a residence; limiting the number of persons occupying the unit, prohibiting subdivision of a unit; prohibiting display of the items on the exterior of a unit; prohibiting cloths lines; and limiting structural additions or alterations of units or common element. The rules and regulations contain restrictions including, but not limited to, restrictions on excessive noise, pets, exterior alterations, antennas, cleanliness, use of exterior windows, use of plumbing, and other matters.
3. *What restrictions exist in the condominium documents on the leasing of my unit?*
Unit Owners shall: (i) notify the association in advance of the name and term of occupancy of any tenant authorized to occupy a Member's unit, (ii) furnish to each tenant copies of the Declaration of the Association's rules and Regulations, and (iii) be responsible for the tenant's compliance with the same.
4. *How much are my assessments to the Condominium Association for my unit, and when are they due?*
The amount of \$1258.56 is due quarter-annually on the first day of each January, April, July and October of each year, and is guaranteed not to increase until January 1, 2018.
5. *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 the assessments?*
Yes, each Unit Owner is also a member of the Hunters Ridge Community Association. Each Unit Owner is entitled to one (1) vote. The monthly assessment for Hunters Ridge Community Association is \$176.54, and is included as a part of your quarterly condominium assessment. \$111.00 quarterly beginning November 2015 for 10 years to finance the renovation of our Main Dining Room and Kitchen areas.
6. *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?*
As a part of your mandatory membership in the Hunters Ridge Community Association, you are required to maintain, at your choice, either a Golf Membership or a Social Membership in the Country Club facility. The current annual dues for the *Golf Membership* is \$6,194.00 and the current annual dues for the *Social Membership* is \$3,120.00
7. *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? If so, identify each such case.*
No.

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