



**SANIBEL MOORINGS CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS**

Q: What are my voting rights in the Condo Association?

A: The owners of each unit, collectively, shall be entitled to one vote in Association matters.

Q: What restrictions exist on my right to use my unit?

A: See use restrictions Article XII. Amended and restated Condominium Declaration and use of unit rules and regulations Article X Amended and restated Bylaws. Also, see question below concerning Rental Program.

Q: What restrictions exist on leasing of my unit?

A: The Association is empowered to operate a rental program for the benefit of owners wishing to rent or lease their units. All such leasing and renting shall be through the Association Rental Program and according to the rules and regulations established by the Board of Directors (Article II (I) of the Articles of Incorporation and Article VIII (L) of the Amendments to Declaration.

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

A: All assessments are equal and are subject to change as provided by the Condominium, Documents. Currently they are:

Condominium fee:	\$486.45
Insurance and Tax fee:	\$585.06
Reserve fee:	<u>\$300.55</u>
Total Monthly Fee:	\$1,372.06*

*An Air-conditioning Maintenance Fee and a Cable Fee will also be charged each month. All fees are due by the end of the month in which the statement is received.

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.

A: No

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: No

Q: Is the Condo 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: Does the Association operate a rental program?

A: Yes. If you wish to participate, you must execute the Rental Program Agreement. You should be aware that participation results in some restrictions on your personal use. In addition, if you wish to rent or lease, you must participate in the Rental Program.