

HARBOR POINTE CONDOMINIUM ASSOCIATION OF DUNEDIN, INC.

Frequently Asked Questions and Answers Sheet (In Compliance with Chapter 718.111 (12) (a) (14) and 718.504 (F.S.)

Question: What are my Voting rights in the Condominium Association?

Answer: Each unit is allowed only (1) vote either in person or by proxy at the Annual Meeting And in person or by proxy at any Special Meeting.

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

Answer: Read Restrictions and all Amendments contained in the Condominium documents.
Read Rules and Regulations.

Question: What restrictions exist on the leasing of my unit?

Answer: Harbor Pointed Condominium Association of Dunedin, Inc., Leasing Restrictions: In the event any Unit Owner wishes to sell, transfer, rent or lease his Unit, the Association shall have the right of approve sad sale, transfer, rental or lease. Any attempt to sell, transfer, rent or lease said Unit without prior approval of the Association shall be deemed a breach of this Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser, tenant or lessee; provided, however, any deed or lease may be validated by subsequent approval of the Association and approval of a subsequent sale, transfer, rental or lease shall validate any and all such prior transactions. The requirements of prior approval from the Association is intended as a means for the Association to have accurate records of the persons occupying any Condominium Unit and to enable the Association to discharge its duties and responsibilities to the occupants, the Unit Owners and the Mortgagees. No person shall be denied approval for reasons which are unconstitutional or violate any federal, state or local law.

Renting of any unit shall be allowed only for a minimum of three (3) months and a maximum of five (5) months, not more than once in any twelve-month period. Renting and leasing for greater than five (5) months in any twelve (12) month period shall not be permitted.

Question: How much are the assessments to the Condominium Association per unit and when are assessments due?

Answer: Assessments are due on the first day of the month. Assessments are based on the current budget and the unit owned.

Question: Are members required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much must be paid annually?

Answer: No. The pool and clubhouse are owned.

Question: Is the Condominium Association or other mandatory membership Association involved in any court cases which may face liability in excess of \$100,000? If so, identify each such case.

Answer: No.

The statements contained herein are only summary in nature. A prospective purchaser should refer to all Condominium Documents including those referenced above and the sales contract.

Any questions contact Ameri-Tech Community Management Partners, LLC at 727-726-8000