

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET
GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
A FLORIDA CONDOMINIUM

1. Q. What are my voting rights in the condominium association?
A. One vote per unit.

2. Q. What restrictions exist in the condominium documents on my rights to use my unit?
A. Class of permitted pets include cats, dogs, small birds and fish, provided they are not being kept, bred or maintained for commercial use. Dogs definitely must not weigh more than 30 pounds at maturity. All dogs and cats must be leashed at all times, as required under the Brevard County Ordinance, when on the common grounds and must be restricted to outer perimeter of community only. No pets shall be allowed in or on common area facilities. Brevard County Ordinance mandates animal defecation must be picked up immediately. Animals must not be allowed to eliminate on trees, bushes, or ornamental plants except in the permitted areas. Posted signs "Dog Walking Area" indicates the allocated dog walking areas. Pets must not be left unattended on patios or stair landings for extended lengths of time. Uncontrolled barking is not permitted. No more than two (2) animals per unit. (Declaration of Condominium - Article 7.2 and Rules and Regulations Updated April 2009).

3. Q. What restrictions exist in the condominium documents on the leasing of my unit?
A. Maximum occupancy is four people per unit, in accordance with the City of West Melbourne zoning laws and regulations. On a Homeowner Information form or Renter Information form, all resident names must be registered with the Association Management Office in advance or within 48 hours of such resident taking occupancy. Leases are for a minimum of twelve (12) months and must be approved in advance, with a \$50.00 non-refundable application fee. (Declaration of Condominium, Article 7.6 and Rules and Regulations updated April 2009). New Amendment recorded September 19, 2013 that will not allow new owners who purchase the ability to rent their units until the rental percentage is below 20%. Currently in 2014, we are at 49% rentals.

4. Q. How much are assessments to the condominium association for my unit type and when are they due?
A. Each of the 120 units pays \$380.00 per month. This fee covers the maintenance of the common grounds, partial funding of reserves for future repairs, and the utilities consisting of basic digital cable, garbage and outside lighting. Budgets are reviewed each year and assessments may increase depending on the needs of the association.

5. 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

6. 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

7. 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

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| Number of Buildings: | 9 Buildings and a Clubhouse and Gym |
| Number of Units: | 120 |
| Date Association was formed: | July 17, 1987 |
| Maintenance Fees: | \$380.00 monthly per unit |
| Insurance Agency/Agent: | Ranew Insurance, Josh, (321) 722-2338 |
| Association Board: | Consists of 5 members |

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