

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET FOR

WATERSIDE AT COQUINA KEY SOUTH

CONDOMINIUM ASSOCIATION, INC.

November 1, 2017

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

A: The Owner(s) of each unit are entitled to cast one (1) vote per unit owned. Please refer to Article II of the By-laws of Waterside at Coquina Key South Condominium Association, Inc. (the "By-Laws"), Article IX of the Articles of Incorporation of Waterside at Coquina Key South Condominium Association, Inc. (the "Articles"), and Sections 5 of the Declaration of Condominium for Waterside at Coquina Key South, A Condominium (the "Declaration") for the specifics of a unit owner's voting rights.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: The restrictions on a unit owner's right to use the unit are contained in Sections 18 and 19 of the Declaration, Current Rules and Regulations Adopted by the BOD on October 26, 2017, effective 11/1/2017 and the Initial Rules and Regulation of Waterside at Coquina Key South Condominium Association, Inc. (Exhibit No. 4 to the Declaration). Restrictions on a unit owner's right to allow animals to reside in the unit are contained in Section 18 of the Declaration.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: A unit owner is permitted to lease his unit in accordance with the Declaration. A unit owner may lease his unit for a period of not less than 30 consecutive days, with the sole exception being, pursuant to local law (as recited in the Declaration), that a unit owner may rent his unit for a period of less than 30 consecutive days for 4 periods during the course of a calendar year. City of St. Petersburg supersedes the Declaration allowing only 3 periods less than 30 days. Additional provisions concerning restrictions on a unit owner's right and ability to lease his unit can be found in Section 19 of the Declaration.

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

A: Assessments payable to the Condominium Association for your unit type and due dates are shown in the budget for the current fiscal year. A copy of the budget may be obtained from the Management Company or from the Association as provided by law. A valorem real estate tax assessed and collected by Pinellas County shall also be payable by each unit owner.

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 land use fees for recreation or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

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

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