

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

MIZNER COURT CONDOMINIUM ASSOCIATION, INC. (the "Association")

As of January 2025

Q: What are my voting rights in the Association?

A: Members shall be entitled to one (1) vote for each Unit owned by them.

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

A: Each Unit shall be used as a single-family residence only. Under no circumstances may more than one family reside in a Unit at one time. Each owner must notify the Board in writing as to the names of the designated occupants of each Unit.

Each Unit shall be assigned the use of one (1) parking space. No commercial vehicles, campers, mobile homes, motorhomes, house trailers, or trailers of every other kind are permitted to be parked or stored on the Condominium Property

One (1) pet which does not exceed twenty-five (25) pounds at maturity is permitted per Unit. All pets must be registered and wear a Mizner Court ID tag at all times. A \$750 security deposit and pet approval fee of \$200 (which includes the cost of the ID tag) are required.

No nuisances are permitted, nor any improper, offensive, or unlawful use of the Condominium or Association Property.

No signs shall be displayed to the public view on or at any Unit except for signs approved by the Architectural Review Board.

(THIS LIST IS NOT ALL-INCLUSIVE, PLEASE REFER TO ARTICLE XII OF THE DECLARATION OF CONDOMINIUM, AND TO THE RULES AND REGULATIONS OF THE ASSOCIATION FOR MORE INFORMATION ON RESTRICTIONS ON THE USE OF YOUR UNIT).

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

A: Consent by the Board of Directors is required. No portion of a Unit (other than the entire Unit) may be leased. No Unit may be leased more than once in a twelve (12) month period and no Unit may be leased for a period of less than three (3) months. Leases for a period of more than one (1) year and any lease renewals must be approved by the Board of Directors. A \$100 application fee and \$500 deposit must accompany all lease applications.

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

A: The current annual assessment, based on the 2025 budget for Unit ____ is \$_____, payable quarterly.

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: Yes, Mizner Village Maintenance Association, Inc.

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 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.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: 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.