

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Sea Ranch Club of Boca Condominium Association, Inc. ("Association")

August 2025

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

A: Each owner of fee simple title to a Dwelling Unit is entitled to cast one vote for each Dwelling Unit owned by him in accordance with Article IV of the Articles of Incorporation ("Articles") of the Association and Article VIII of the Declaration of Condominium of Sea Ranch Club of Boca I, A Condominium ("Declaration").

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

A: Occupancy and use restrictions are set forth in Article XIV of the Declaration and the Rules and Regulations of the Association.

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

A: No Unit Owner may lease or renew any lease without the approval of the Association. Please refer to Article XVI of the Declaration for leasing restrictions. The "Required Lease Provisions" are set forth in Paragraph XVI.A.2(d) of the Declaration. No Dwelling Unit may be leased for any period of less than four months.

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

A: Please refer to the 2025 Budget of the Association for the amount of the assessment each Unit Owner and Dockage Unit owner pays the first day of each quarter to the Association.

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 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: Yes.

Levitt vs. SRC: Levitt has filed a lawsuit alleging the Association is in breach of condominium documents by failing to maintain and make timely repairs to the common element rainwater pipe.

Link vs. SRC: FHA complaint filed alleging the Association has failed to make reasonable accommodations as required by law.

Bozeman vs. SRC, Oracle Elevator, and Primer Elevator: Lawsuit filed alleging the Association was negligent in the maintenance of elevators, resulting in personal injury.

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.