

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

PINE RUN CONDOMINIUM ASSOCIATION, INC.

As of 1/01/2021

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

A: Section 2.5 of the by-laws of Pine Run Association, Inc. sets forth the voting rights as follows: "In any meeting of members the owner of units and owners of unimproved unit building sites in the condo shall be entitled to cast one vote for each unit, unless the decision to be made is elsewhere required to be determined in another manner." Vote rights are also set forth in Article 4.4 of the Articles of Incorporation of Pine Run Association Inc. and in Section 4 of the Declaration of Condominium as amended for Pine Run, Section II, A condominium and in Section 8 of the Declaration of Condominium for Pine Run III, A condominium.

2. Q: What restrictions exist in the condominium documents on my rights to use my unit?

A: Occupancy and use restrictions are set forth in detail in article 10 of the Declaration of Condominium for Pine Run, A condominium, as amended and Section 13 of the Declaration of Condominium for Pine Run, Section II, A condominium as amended and Section 13 of the Declaration of Condominium for Pine Run, Section III, A condominium.

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

A: Leasing restrictions are set forth in detail in Article 10.7 and 11 of the Declaration for Pine Run, A c condominium, as amended, Section 13(q) of the Declaration of Condominium for Pine Run, Section II, A condominium and Section 4 of the Declaration of Condominium for Pine Run, Section III, A condominium and Section 14, as amended. Section 1 as amended to read one month, not to exceed four (4) times during any calendar year.

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

A: An owner's percentage share of the common expenses is described in Article 7.2 of the Declaration of Condominium for Pine Run, A condominium, as amended and Section 4 of the Declaration of Condominium for Pine Run, Section II, A condominium and Section 4 of the Declaration of Condominium for Pine Run, Section III, A condominium. The assessment due each month included maintenance and reserves for each unit. These are as follows:

| <u>Unit Type</u> | <u>Section One</u> | <u>Unit Type</u> | <u>Section Two</u> |
|-------------------|--------------------|------------------|----------------------|
| 1 Bedroom # 350 | \$376.13 | 1 Bedroom | \$454.58 |
| 1 Bedroom/ 2 Bath | \$473.92 | 2 Bedroom | \$590.73 |
| Townhouse | \$545.39 | 3 Bedroom | \$656.61 |
| | | <u>Unit Type</u> | <u>Section Three</u> |
| 2 Bedroom UP | \$616.85 | 1 Bedroom | \$443.61 |
| 2 Bedroom DOWN | \$616.85 | 2 Bedroom | \$573.80 |
| 3 Bedroom | \$692.08 | 3 bedroom | \$631.66 |

Each unit's annual assessment, based on the adopted budget, is due in twelve (12) equal monthly installments, payable in advance to the Association on or before the first day of each month of the fiscal year for which the assessments are made.

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. None.

6. Q: Am I required to pay rent or land use fees for recreational or other community used facilities?

A. No. The Land Lease, as originally set forth in O.R. Book 1047, pages 221 34 et seq. Of the Public Records of Sarasota County, Florida was purchased by the Association on December 1, 1976.

B. The use of the recreational area complex is shared with unit owners in Blackburn Point Woods and is subject to an agreement between Pine Run Association, Inc and Blackburn Point Woods Homeowners Association, Inc.

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. None.

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.
