ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.

A NOT-FOR-PROFIT CORPORATION

1000 Arbor Lake Drive • Naples, FL 34110 • (239) 598-2929

FREQUENTLY ASKED QUESTIONS AND ANSWERS

January 1, 2025

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

A: The owner of each unit is entitled to one vote pursuant to Section 6 of the Declaration of Condominium.

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

A: Each of the Units shall be occupied only by a single family, its servants and guests, as a residence and for no other purpose. No Unit may be divided or subdivided into a smaller Unit, nor any portion thereof sold or otherwise transferred. In accordance with the Fair Housing Amendments Act of 1988 as amended by the Housing for Older Persons Act of 1995, and as provided in parallel state or local ordinances, all as amended from time to time, only persons fifty-five (55) years of age or older may be the permanent occupant of any Unit. The Board of Directors shall have the authority to establish additional regulations, if necessary, to define "primary occupant", pursuant to Section 1.31 of the Declaration of Condominium as amended and restated on April 20, 2011.

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

A: Approval by the Association is required for all leases. Lease applications must be submitted to the Association at least 20 days prior to occupancy by the owner. The minimum lease term is 90 consecutive days and no more than two leases are allowed in a calendar year. The Transfer of Condominium Units by lease as well as by sale, gift, devise, or inheritance is subject to approval by the Association following receipt of notice of intention by the Unit owner as stipulated in Section 15.3 of the Declaration of Condominium.

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

A: Monthly assessments are due on the first day of the month in advance. The monthly assessments by Unit type are as follows: Type A Unit: $1,163; Type B Unit: $1,486; Type C Unit: $2,007; Type D Unit: $1,844; Type E Unit: $2,643; Type F Unit: $2,424; Type G Unit: $2,774.

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, membership is not required in any other association.

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: Arbor Trace Service Center (The Club) is operated by Arbor Pointe Management, LLC and is NOT part of the Arbor Trace Condominium. Upon the purchase of a condominium unit, residents are obligated to enter into a contract for services provided by Arbor Pointe Management, LLC. Service Fees are paid monthly and include the base service fee, reserve fee and minimum annual meal contract fee (prorated over twelve months).

Q: Is the Condominium Association involved in any court cases in which it could incur 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.

Acknowledged By:_____ Unit #: _____ Date:_____