TOWER POINTE AT ARBOR TRACE CONDOMINIUM ASSOCIATION, INC.
A NOT-FOR-PROFIT CORPORATION
1000 ARBOR LAKE DRIVE • NAPLES, FL 34110 • (23) 598-2929

FREQUENTLY ASKED QUESTIONS AND ANSWERS

January 1, 2025

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

A: There are 120 units in Tower Pointe at Arbor Trace, a condominium and the owner of each unit is entitled to one vote pursuant to Sections 2.2 and 2.3 of the Bylaws of the Association.

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

A: Each unit is restricted to residential single-family use. An owner may keep two small pets of normal domesticated household type (such as a cat, dog, fish, or caged bird) not to exceed 20" in height measured at the shoulder or 30 pounds in weight. Tower Pointe is "housing for older persons." Each unit must be occupied by at least one person who is at least 55 years of age, except as provided otherwise in Section 12.8 of the Declaration. There are restrictions on guest occupancy and occupancy by children. The restrictions on unit use are found in Section 12 of the Declaration of Condominium and in the Rules and Regulations.

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 number of overnight occupants of a leased unit is two persons per bedroom, and no pets are allowed in leased units. Other leasing restrictions are found in Section 13 of the Declaration of Condominium.

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

A: Regular assessments for common expenses based on the Association's annual budget are payable quarterly, in advance and due on the first day of January, April, July, and October. The quarterly assessments by unit type are as follows: Type 01 and 08 units: $5,529; Type 02 and 07 units: $4,221; Type 03 and 06 units: $4,033; Type 04 and 05 units: $4,875.

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: The unit owners in this Condominium are required to pay a share of the costs to operate certain commonly used facilities shared with Arbor Trace, a Condominium. That amount is included in the budget and is collected as part of the regular quarterly assessment shown above. In addition, each resident is required to enter into a "Use and Service Agreement" with Arbor Pointe Management, LLC for various services. Fees are paid monthly and include the base service fee, reserve fee and minimum annual meal contract fee (prorated over twelve months).

The amount varies with the nature and extent of the resident's use of the facilities and services provided.

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: _____