

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Sea Winds Condominiums of St. Augustine Beach, Inc.

As of 1/2024

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

A: On all matters on which the membership is entitled to vote there is one vote for each unit.

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

A: Restrictions upon use of the condominium and condominium units are set forth in Article X of the Declaration of Condominium, and in the Rules and Regulations that may from time to time be promulgated by the Board of Administrations.

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

A: See next page.

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

A: See attached pro rata share by unit. Fees are due on the 1st day of each month.

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: 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 DOCUMENT

Units	Per Owner	Percent Share	Annual Share	Monthly
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30	0.011480	0.3444	\$231,199.20	\$642.22	\$231,199.20
28	.0.011758	0.329224	\$221,010.72	\$657.77	\$221,010.72
4	0.013959	0.055836	\$37,483.20	\$780.90	\$37,483.20
18	0.015030	0.27054	\$181,617.12	\$840.82	\$181,617.12
		100.00%	\$671,310.24		\$671,310.24

LEASING OR RENTING:

1. Entire unit must be leased, and lease shall not be for a portion of that unit.
2. No lessee shall rent or lease any part of the unit to any person not named in the lease or rental agreement. Failure to abide by this rule is reason for immediate eviction.
3. The rental agent for each unit shall register with the Association each renter's name and vehicle(s) tag number(s) in writing and in advance of their arrival. In addition, each renter shall register with the Association the name of any intended guests and their vehicle(s) tag number(s).
4. All renters and guests shall display a Sea Winds Condominium Association parking permit in their vehicle(s). Parking permits must be picked up at the Sea Winds office upon arrival and returned to the Sea Winds office upon departing. Vehicles not displaying the proper permit are subject to being towed at the owner's expense.
5. No lease shall permit occupancy for any unit by more than six (6) persons in a two (2) bedroom unit and eight (8) persons in a three (3) bedroom unit, including children.
6. The Association may require the unit owner to terminate any lease upon reasonable cause, and all leases shall so provide.
7. Lessor shall obligate their lessees/renters to abide by the condo documents and these rules and regulations.
8. Owners opting to lease their units should be familiar with the laws of the State of Florida regarding the landlord's obligations, including procuring of proper license, collections of sales tax, safety equipment for unit leased, etc., and are solely responsible for compliance with said laws.
9. Renters and their guests shall not be permitted to have pets.