

**PEBBLE CREEK CONDOMINIUM ASSOCIATION**  
**FREQUENTLY ASKED QUESTIONS AND ANSWERS**

**Effective July 20, 2022**

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

**A:** There are 264 units in Pebble Creek at Pelican Bay, a condominium, and the owner of each unit has one indivisible vote which may be cast in all matters which require a vote of the owners. Voting rights and procedures are described in the By-Laws of the Association.

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

**A:** A unit may be used only for residential purposes. No more than ten (10) people may occupy a 5-bedroom unit; no more than eight (8) people may occupy a 4-bedroom unit; and no more than six (6) persons may occupy a 3- or 2-Bedroom unit. There are no age restrictions. Pets must be controlled. Other restrictions may be found in the Declaration of Condominium.

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

**A:** A unit may not be leased more than two times in one year and leases must be for periods of at least 90 days. All leases require prior association approval. The condominium Association should be notified as to the identity of any tenant and dates of the lease.

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

**A:** Regular assessments based on the Association's annual budget. Please refer to the budget for the amounts. Assessments are due on the 1<sup>st</sup> of every 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:** All Unit Owners are Class "A" members of the Pelican Bay of Naples Foundation, Inc. because of ownership of a unit in the Condominium. Each class "A" member of the foundation has one vote for each unit owned. See budget.

**Q: Am I required to pay rent or land fees for recreation of other commonly used facilities? If so, how much am I obligated to pay?**

**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

**Q: Is there a special assessment?**

**A:** Yes, a one-time special assessment in the amount of \$150 per unit to pay for the approved increase in the insurance premium to bring coverage according to the 2022 Insurance Appraisal.

***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.***