

SEA GROVE AT THE DUNES CONDOMINIUM ASSOCIATION, INC.
ASKED FREQUENTLY QUESTIONS AND ANSWERS
As of January 1, 2025

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

A: There are 40 units in Sea Grove at the Dunes Condominium Association and the owner of each unit has one vote which may be cast in all matters which require a vote of the owners. Voting rights procedures are described in Section 2 of 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 use and may not be regularly occupied by more than two persons per bedroom. There are no age restrictions. Pets must be controlled. Other restrictions may be found in Section 12 of the Declaration of Condominium.

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

A: Prior approval from the Board of Directors is required for any lease. The Association may disapprove of any leases proposed by unit owners. The maximum number of overnight occupants of a leased unit is 2-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 based on the Association's annual budget are payable quarterly, in advance, due on the first day of January, April, July, and October. The quarterly assessments for the year 2025 are: 1st, 2nd, 3rd, 4th quarter are \$5,876 for each unit. Note in 2025 The Club at the Dunes prepaid minimum will not be charged in advanced. We ask that you use the Club during the year and if you spend less than a \$1,000 on food and beverage minus tax and gratuity, you will be billed the difference on your December 2025 Club Statement.

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 The Condominium Association is a member of the Dunes of Naples Property Owners Association, Inc. Unit owners do not have the right to vote since they are not members although the Condominium Association does have the right to vote. Unit Owners are liable for the assessments of the Property Owners Association which are included in the Condominium budget. In 2025 the quarterly assessment for the Dunes of Naples Property Owners Association is \$2,282.25.

Q: Am I required to pay rent or land fees for recreation of other commonly used facilities?

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: Who is responsible for the maintenance and upkeep of my unit?

A: The unit owner is responsible for the maintenance and upkeep of their respective units. All plumbing, A/C, electrical & Appliance issues within the unit are the responsibility of the unit owner. Association maintenance staff does not perform these repairs.

Q: Who looks after my unit during my absence?

A: All unit owners are encouraged to hire a Home Watch Service

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.