

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Deer Crossing Condominium Association, Inc. 2009

I. Voting Rights

- Q: What are my voting rights in the Condominium Association?
A: Owners of each Unit, as members of the Association, shall have one (1) vote for each Unit owned by such Unit Owner, provided, however, in the event that Unit is owned by more than one person, the persons owning said Unit are entitled to cast a single vote in the manner provided for in the Bylaws.

II. Use Restrictions

- Q: What restrictions exist in the Condominium Documents on my right to use my Unit?
A: A Condominium Unit shall not be used for commercial purposes but only for residential purposes in accordance with the rules and regulations as provided in Article VII of the Deer Crossing Condominium Bylaws, and for no other purposes. These rules restrict, among other things, pets, number of occupants per Unit, and types of vehicles on Condominium Property.

III. Lease Restrictions

- Q: What restrictions exist in the Condominium Documents on the leasing of my Unit?
A: No Unit may be leased, sublet, or assigned more than three times per year maximum, for a minimum of thirty (30) consecutive days each time. The use or sale of any Unit on a "time-share" basis is prohibited.

IV. Condominium Assessments

- Q: How much are my Assessments to the Condominium Association for my Unit type and when are they due?
A: Assessments are levied quarterly by the Deer Crossing Condominium Association and the quarterly amount per Unit is \$990.12, including reserves, in accordance with the 2009 Operating Budget & Replacement Reserves Schedule (a copy of which is available for inspection), exclusive of any special Assessments.

V. Membership in Recreational Facilities Association

- 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: Membership is mandatory for all Unit Owners in the Fiddler's Creek Foundation, Inc., which is a not for profit Association for all Unit and lot owners in Fiddler's Creek, Collier County, Florida, and each member shall be entitled to one (1) vote for each Unit owned by said Unit Owner (Section 2.03 of the Fiddler's Creek Foundation, Inc., By-Laws). Fees due to the Fiddler's Creek Foundation, Inc. are not a part of the 2009 Operating Budget for Deer Crossing Condominium Association, Inc., and are assessed separately against any Unit Owner. The monthly Assessments per Unit for 2009 are \$33.05 for basic cable services as part of the Telecommunications Service Assessment.

VI. Rent/Land Use Fees

- 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: There are annual Assessments for the recreational and commonly used facilities of The Club and Spa at Fiddler's Creek, which the Unit Owners are obligated to pay to the Fiddler's Creek Foundation, Inc. Annual Assessments are currently \$2,820.00 to be billed in the amount of \$235.00 (plus 6% tax) on the first of each month.

VII. Court Cases

- 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: The Deer Crossing Condominium Association, Inc. is currently not a party to any court cases for which the Association may face liability in excess of \$100,000.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS THERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.