

GRAND VENEZIA COA
FREQUENTLY ASKED QUESTIONS

What are the voting rights in the condominium association?

On all matters on which the membership shall be entitled to vote, there shall be one vote for each the Condominium.

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

Section 15 of the Declaration of Condominium for GRAND VENEZIA AT BAYWATCH, A Condominium contains restrictions concerning the use and occupancy of the Condominium, including restrictions regarding residential use as to the units; alterations and improvement of the Units; signs; rules and regulations; pets; flooring; leasing, renting and other matters. All prospective buyers are urged to review this document carefully. The foregoing is a listing of only some of these restrictions. All pets must be approved by the Board of Directors or their agent before the pet is permitted on the property. There is a Breed Restriction and the number of pets per unit restricted. Pet registration forms are available in the Clubhouse office. Pet owners may be required to have pet liability insurance naming Grand Venezia as a named insured.

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

Units may be leased as a vacation resort accommodations as set forth in Section 15 of the Declaration of Condominium which REQUIRES a 30 day minimum rental period. Violators subject themselves to being turned over to the City of Clearwater and subject to Ordinance 7105-03 as well as being taxed as a vacation rental property. Continued violations of the 30 day rental requirement of the Declaration of Condominium and City of Clearwater ordinances will result in penalties and fines up to \$1,000 per occurrence against the owner of the unit.

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

Your Annual Assessment to the condominium association for the period from January 1st yearly to December 31st yearly, will be in accordance with the Estimated Operating Budget for the monthly assessments with reserves. The units monthly assessments are based on the square footage as detailed in Exhibit F of the Declaration of Condominium as corrected.

Do I have to be a member of 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?

Yes, the Clearwater Cay Community Development District where you have one vote for each unit in the condominium. The assessments are annually assessed and included with the Clearwater Tax bill.

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?

NO.

Is there a club membership associated with this Condominium? If so, is the membership mandatory?

The footprints beneath the buildings, the clubhouse, tennis courts, playground and swimming pool were purchased by the Association and made a part of the condominium common area in January 2011. Each owner owns an undivided interest in the facilities.

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.