

## FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

### La Scala at The Colony Condominium Association, Inc., as of January 1<sup>st</sup> 2018

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

A: One vote (the designated voter) per unit.

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

A: Usage restrictions as per the by-laws of the condominium documents, including but not limited to restrictions for pets and for tenants.

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

A: No more than 3 times per year for a minimum of 30 days, as per the by-laws of the La Scala at The Colony Condominium Association, including but not limited to restrictions for pets. Buyer application requirements for the Board's approval, *completed Applicant Information for Occupancy Approval form to be submitted, with a fee of \$100.00 and a valid Driver's License.*

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

A: The La Scala at The Colony Condominium Association assessments are billed quarterly in advance:

01	Unit _____	\$5,678.75	quarterly
02	Unit _____	\$4,954.50	quarterly
03	Unit _____	\$4,954.50	quarterly
04	Unit _____	\$5,978.50	quarterly
Ph 01	Unit _____	\$9,625.75	quarterly
Ph 03	Unit _____	\$9,593.25	quarterly
Ph 04	Unit _____	\$9,813.00	quarterly

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: Yes, you have to be a member of the following associations, and the assessment amounts for 2018 are:

- Pelican Landing Community Association (Master Home Owner's Association): \$1913.00 billed annually in advance. One-member vote (the designated voter) per home in Pelican Landing (The Colony is in Pelican Landing).
- The Colony at Pelican Landing Foundation (Home Owner's Association): \$794.81 billed annually in advance. Currently developer-controlled, no member voting rights.
- The Bay Club (waterfront dining/bar amenity in The Colony): \$1308.70 billed annually in advance.

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.

STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE, AS OF 1/1/18. A PROSPECTIVE PURCHASER SHOULD REFER TO THE PURCHASE CONTRACT, ALL REFERENCES AND EXHIBITS THERETO, THE CONDOMINIUM GOVERNING DOCUMENTS AND THE GOVERNING DOCUMENTS FOR THE COLONY AND PELICAN LANDING. The La Scala at The Colony Condominium Association requires Renters Reference of Florida forms to be completed by the buyer immediately upon signing a contract for the purchase of a La Scala unit. **Contact the Association Office for these forms: (239) 949-7339.**