

COQUINA GARDENS CONDOMINIUM, INC.

2025 Q&A

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

A: The owner of each Family Unit shall be entitled to one vote in Coquina Gardens, Inc., A Condominium Corporation. The condominium contains 24 units. Therefore, each unit will have one vote out of 24.

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

A: Each Family Unit shall be used for residential purposes only. There are restrictions on the alteration and improvement of units. There are restrictions on signs, pets, windows, doors, storm shutters, flooring above the first floor, and use of common elements and commons areas.

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

A: As per the condominium documents, no leases/rentals are permitted for less than 30 days.

Q: How much are my assessment for my unit type and when are the due?

A: Assessments are due on the 1st days of January, April, July and October of each year. Assessments are based on the square footage of each unit. Please call the management company for more information at 239-389-3600.

Q: What do assessments cover?

A: Assessments cover the expenses of the condominium complex, the common areas and elements, such as management, insurance, taxes, maintenance, upkeep, utilities, and improvements as well as the water for both common elements and Family Units.

Q: Do I have to be a member in any 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: No membership in another association is necessary.

Q: Am I required to pay rent or land use fees for recreational or commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the condominium association or any 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.

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.