
**SOUTHPOINTE CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET**

Pursuant to Florida Statutes § 718.111(12)(d) (2017), Florida Statutes § 718.504 (2017), and Florida Administrative Code Rule 61B-23.002(7)(a) (9-1-2015), Southpointe Condominium Association, Inc. (Florida State Department Corporations Division Document # 771022) (“Southpointe”) has prepared this document.

1. **What are my voting rights in the condominium association?** One vote per unit. *See* Southpointe Articles of Incorporation (OR 3446-1977, 3511-2570, 3627-2496, 3757-1710, & 3867-2877), at ¶ 4.4. *See also* Southpointe By-Laws (OR 3446-1986, 3511-2579, 3627-2505, 3757-1719, & 3867-2885), at ¶ 2.6.
2. **What restrictions exist in the condominium documents on my right to use my unit?** There are numerous restrictions (too many to reasonably recite here) governing the use of the condominium units set forth in the condominium association’s governing documents. For specific information on such restrictions, the condominium association’s governing association documents should be studied carefully. *See* Southpointe Declaration (Unit I) (OR 3446-1949), Southpointe Declaration (Unit II) (OR 3511-2542), Southpointe Declaration (Unit III) (OR 3627-2468), Southpointe Declaration (Unit IV) (OR 3757-1682), Southpointe Declaration (Unit V) (OR 3867-2850), Southpointe Declaration Amendment (Unit V) (OR 4122-4541), Southpointe Declaration Amendment (Units I, II, III, IV, & V) (OR 6250-1348), & Southpointe Declaration Amendment (Units I, II, III, IV, & V) (OR 20160275291).
3. **What restrictions exist in the condominium documents on my right to lease my unit?** For Southpointe Units I, II, III, & IV, the lease term of a condominium unit cannot be for a period of less than two weeks. *See* Southpointe Declaration (Unit I) (OR 3446-1949), at ¶¶ 19.5 & 20(B); Southpointe Declaration (Unit II) (OR 3511-2542), at ¶¶ 19.5 & 20(B); Southpointe Declaration (Unit III) (OR 3627-2468), at ¶¶ 19.5 & 20(B); and Southpointe Declaration (Unit IV) (OR 3757-1682), at ¶¶ 19.5 & 20(B). For Southpointe Unit V, the lease term of a condominium unit cannot be for a period of less than one week. *See* Southpointe Declaration (Unit V) (OR 3867-2850), at ¶¶ 19.5 & 20(B); and Southpointe Declaration Amendment (Unit V) (OR 4122-4541).
4. **How much are my assessments to the condominium association for my unit type and when are they due?** For fiscal year 2018, the condominium association’s regular assessments are as follows: \$223.35 per month for all units in Southpointe Unit I, \$225.72 per month for all units in Southpointe Unit II, \$223.82 per month for all units in Southpointe Unit III, \$224.61 per month for all units in Southpointe Unit IV, and \$222.60 per month for all units in Southpointe Unit V.
5. **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?** Each Southpointe member is automatically a member of Ventura Country Club Community Homeowners Association, Inc. (Florida State Department Corporations Division Document # 754949); the voting rights in that association are one vote per lot/unit; and, for fiscal year 2018, the regular assessments for that association are \$130 per month for each Southpointe unit.
6. **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?** None at this time.
7. **Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of \$100,000? If so, identify each case.** None at this time.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO THE SALES CONTRACT, THE DOCUMENTS REFERENCED HEREIN, THE GOVERNING DOCUMENTS OF THE MASTER ASSOCIATION REFERENCED HEREIN (IF ANY), AND/OR ALL APPLICABLE FLORIDA LAW.

Dated: Apr. 6, 2018 By: /s/ China Benson
China J. Benson, LCAM, Property Manager
Southpointe Condominium Association, Inc.
For the Association President, Secretary, and/or Board