

**Grande Excelsior at the Grande Preserve Condominium Association, Inc.
Frequently Asked Questions and Answers as of January 1, 2025**

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

A: There are 90 residential units and 10 guest cottage units in the Grande Excelsior at the Grande Preserve, a Condominium. The owner of each residential unit has one vote which may be cast in all matters which require a vote of the owners. The owner of each guest cottage unit has one-fourth of one vote (1/4) which may be so cast. Voting rights and procedures are described in Section 2 of the Bylaws of the Association.

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

A: A residential unit may be used only for residential use and may not be regularly occupied by more than two (2) persons per bedroom. A guest cottage unit may be used for recreational purposes only. Pets must be restrained at all times while outside of the unit. Other restrictions may be found in Section 14 of the Declaration of Condominium.

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

A: Prior approval from the Board of Directors is required for any lease. The maximum number of overnight occupants of a leased unit is 2 persons per bedroom, no pets allowed in leased units. Other leasing restrictions are found in Section 16 of the Declaration of Condominium.

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

A: Regular assessments based on the Association's annual budget are payable quarterly, in advance, due on the first day of January, April, July and October. The quarterly assessments for the year 2025 for each unit type are as follows:

1st – 4th quarter: Unit 1 & 6 \$10,503; Units 2 & 5 \$10,345; Units 3 & 4 \$10,484;

Cabana 1 & 10: \$811; Cabana 2 & 9: \$876; Cabana 3 & 8: \$722; Cabana 4 & 7: \$756; Cabana 5 & 6: \$759.

Q: Do I have to be a member in any other associations? 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: The Condominium Association is a member of The Dunes of Naples Property Owners Association, Inc. (the POA) and is also a member of the Grande Preserve at The Dunes Community Association, Inc. (the Grande Preserve). Unit Owners do not have the right to vote since they are not members of those two (2) associations although the Condominium Association does have the right to vote. The Condominium Association is liable for the assessments of the POA and the Grande Preserve. These assessments are included in the Condominium budget and for the year 2025 equal \$2,282.25 per quarter for each residential unit for the POA assessments and \$1,116 per quarter for each residential unit for the Grande Preserve assessments.

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.

Q: Who is responsible for the maintenance and upkeep of my unit?

A: The unit owner is responsible for the maintenance and upkeep of their respective units. All plumbing, A/C, electrical & appliance issues within the unit are the responsibility of the unit owner. Association maintenance staff do not perform these repairs.

Q: Who looks after my unit during my absence?

A: All unit owners are encouraged to hire a Home Watch Service during their absence.

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.