

## Frequently Asked Questions And Answers Sheet

### Indigo Condominium Association, Inc. (Association)

As of December 18, 2020

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

A: Each Membership appurtenant to a Residential Unit shall be entitled to one (1) vote per Residential Unit; and each Membership appurtenant to a Non-Residential Unit shall be entitled to one (1) vote per Non-Residential Unit. (See Article V of the Declaration and Article VI of the Articles of Incorporation)

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

A: The Units are restricted to residential use. There are no age restrictions, except that persons under the age of 21 occupying the Unit must be accompanied by a person over the age of 21. No animals are allowed on the Condominium Property; provided however, that Unit Owners may maintain one (1) dog or one (1) cat at any one time. No fuel burning devices may be used, kept or stored on the Property, and no propane gas grills may be maintained in or outside the Residential Unit. Installation of hard surface floor coverings, such as tile, marble, wood and the like, in a Unit (other than foyers, bathrooms and kitchens) must have prior approval of the Board. (See Article X of the Declaration and also see the Rules and Regulations and Board of Directors Guidelines)

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

A: Units may not be leased for a period less than seven (7) days. Units may not be leased to an individual who is less than twenty-five (25) years old. (See Article X of Declaration)

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

A: Assessments, listed below, are due on the 1st of each month and are late and subject to late fees/penalties after the 10th of the month.

**East Tower**

Building	Stack	Monthly Amount
East	1	\$993.37
East	2	\$858.03
East	3	\$663.40
East	4	\$687.46
East	5	\$848.58
East	6	\$993.37
PHEast	1	\$1,438.50
PHEast	2	\$1,105.52
PHEast	3	\$1,122.27
PHEast	4	\$1,436.78
Cabana	1	\$128.06
Cabana	2	\$117.74
Cabana	3	\$105.71
Cabana	4	\$116.45
Cabana	5	\$119.89
Cabana	6	\$156.42
NRUE	Office	\$85.07
PH Parking	PH	\$20.00

**West Tower**

Building	Stack	Monthly Amount
West	1	\$993.37
West	2	\$858.03
West	3	\$858.03
West	4	\$993.37
PHWest	1	\$1,240.00
PHWest	2	\$1,046.22
PHWest	3	\$1,474.16
Cabana	1	\$150.83
Cabana	2	\$114.30
Cabana	3	\$114.30
Cabana	4	\$114.30
Cabana	5	\$153.84
Cabana	6	\$136.65
NRUW	Office	\$41.25
PH Parking	PH	\$20.00

**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 the association? Also, how much are my assessments?**

**A: No.**

**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?**

**A: No.**

**In 2008, the Association filed suit against the Developer on the issue of square footage representations in the Declaration. This litigation was resolved in 2019. In the course of this litigation, the Association obtained independent Surveyor measurements, and, in 2015, the Association adopted the 5<sup>th</sup> Amendment to the Declaration which amended the Fractional Share calculation based upon the "Architectural Method." For informational purposes, the attached table provides estimated square footages of the individual Residential Units using both the "Architectural Method" and the "Heated and Air Conditioned square footage", along with the Fractional Share calculation.**

**In 2020, the Association adopted the 8<sup>th</sup> Amendment to the Declaration which added a sixth column to Exhibit B of the Declaration entitled: Estimated "Heated and Air Conditioned" square footage.**

**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.**

**DBR Form CO 6000-4  
61B-17.001, F.A.C.  
Effective: 12/23/02**

**TABLE OF SQUARE FOOTAGES & FRACTIONAL SHARE CALCULATION:**

\* These numbers are estimates only and provided as a convenience to owners and prospective buyers.  
 (Verification of Residential Unit square footage by prospective buyers is highly recommended before closing.)

<b>Fractional Share Calculation &amp; Estimated Heated &amp; Air Conditioned Square Footage</b>					
<b>Residential Unit Nos.</b>	<b>Unit Type</b>	<b>"Architectural Method" Square Footage</b>	<b>Number of Units</b>	<b>Fractional Share</b>	<b>Estimated "Heated and Air Conditioned" Square Footage</b>
301E, 401E, 501E, 601E, 701E, 801E, 901E, 1001E, 1101E, 1201E, 1401E, 1501E, 1601E, 1701E, 1801E, 1901E, 2001E	1E	2,312	17	2312/367009	2,019
302E, 402E, 502E, 602E, 702E, 802E, 902E, 1002E, 1102E, 1202E, 1402E, 1502E, 1602E, 1702E, 1802E, 1902E, 2002E	2E	1,997	17	1997/367009	1,768
303E, 403E, 503E, 603E, 703E, 803E, 903E, 1003E, 1103E, 1203E, 1403E, 1503E, 1603E, 1703E, 1803E, 1903E, 2003E	3E	1,544	17	1544/367009	1,314
304E, 404E, 504E, 604E, 704E, 804E, 904E, 1004E, 1104E, 1204E, 1404E, 1504E, 1604E, 1704E, 1804E, 1904E, 2004E	4E	1,600	17	1600/367009	1,381
305E, 405E, 505E, 605E, 705E, 805E, 905E, 1005E, 1105E, 1205E, 1405E, 1505E, 1605E, 1705E, 1805E, 1905E, 2005E	5E	1,975	17	1975/367009	1,768
306E, 406E, 506E, 606E, 706E, 806E, 906E, 1006E, 1106E, 1206E, 1406E, 1506E, 1606E, 1706E, 1806E, 1906E, 2006E	6E	2,312	17	2312/367009	2,004
301W, 401W, 501W, 601W, 701W, 801W, 901W, 1001W, 1101W, 1201W, 1401W, 1501W, 1601W, 1701W, 1801W, 1901W, 2001W	1W	2,312	17	2312/367009	2,005
302W, 402W, 502W, 602W, 702W, 802W, 902W, 1002W, 1102W, 1202W, 1402W, 1502W, 1602W, 1702W, 1802W, 1902W, 2002W	2W	1,997	17	1997/367009	1,768
303W, 403W, 503W, 603W, 703W, 803W, 903W, 1003W, 1103W, 1203W, 1403W, 1503W, 1603W, 1703W, 1803W, 1903W, 2003W	3W	1,997	17	1997/367009	1,769
304W, 404W, 504W, 604W, 704W, 804W, 904W, 1004W, 1104W, 1204W, 1404W, 1504W, 1604W, 1704W, 1804W, 1904W, 2004W	4W	2,312	17	2312/367009	2,006
PH1E	PH1E	3,348	1	3348/367009	2,951
PH2E	PH2E	2,573	1	2573/367009	2,229
PH3E	PH3E	2,612	1	2612/367009	2,263
PH4E	PH4E	3,344	1	3344/367009	2,916
PH1W	PH1W	2,886	1	2886/367009	2,549
PH2W	PH2W	2,435	1	2435/367009	2,125
PH3W	PH3W	3,431	1	3431/367009	2,994
<b>RESIDENTIAL UNIT TOTALS</b>		<b>366,715</b>	<b>177</b>		
NRU-E	NRU-E	198	1	198/367009	
NRU-W	NRU-W	96	1	96/367009	
<b>NON-RESIDENTIAL UNIT TOTALS</b>		<b>294</b>	<b>2</b>		
<b>RESIDENTIAL &amp; NON-RESIDENTIAL UNIT TOTALS</b>		<b>367,009</b>	<b>179</b>		