

STATE APPROVED
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Holiday Surf and Racquet Club Condominium Association, Inc. – As of January 1, 2018.

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

A: See Declaration, Article VI. One vote for each Unit owned.

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

A: See Declaration, Article XII. The unit must be used for residential purposes only. Unit owners, their tenants and guests, must also abide by the Association's rules and regulations, as amended from time to time.

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

A: See Declaration, Article XII (1). Every unit owner has the right to lease their unit to, unless the unit is deemed unsafe to occupy following a natural disaster. See also Article XX. Sub-leasing guidelines. Short-term rentals are permitted.

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

A: 2018 Approved Assessment by Unit Type

Unit Type	2018 Monthly Dues
A	419.34
B	427.23
C	536.02
D	542.49
E	408.11
F	411.52

Assessments are paid monthly, due on the first of the month.

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: Holiday Isle Improvement Association, 225 Main Street #19, Destin, FL 32541. (850) 837-4753. Please contact directly regarding 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: See Declaration, Article II. Leasehold is described and handled by County Authority.

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: The Association is currently a Plaintiff and Counter-Defendant in a lawsuit filed by the Association to collect delinquent assessments on Unit #419 in the Circuit Court for Okaloosa County titled Holiday Surf and Racquet Club Condominium Association, Inc. v. PGCM, LLC, Case No. 2016-CA-001791. The Counterclaim seeks damages in the nature of attorney's fees incurred, however the extent of any possible liability related to the claim is unknown. Defense and indemnification of the counterclaim is being provided by the Association's insurance carrier under a reservation of rights.

*The Declaration referred to herein is within the Amended and Restated Condominium Documents recorded in the Public Records for Okaloosa County, Florida at Bk 2738, Pg. 1010, et. seq., and amendments thereto.

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.