

THE HERON AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

Q. What are my voting rights in the Condominium Association?

A. Each of the 40 units has one vote, and that one vote is not divisible. Refer to Bylaws Subsection 3.2 for specifics of who votes for a unit under diverse ownership circumstances. Subsections in Section 3 and Section 4 of the Bylaws cover additional specific circumstances related to voting rights.

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

A. Each unit is subject to restrictions as to use as provided in Section 10 of the Declaration of Condominium, and to the Rules and Regulations originally set forth as Exhibit F to the Declaration of Condominium, but now maintained as a separate document, and amended from time to time by the Association.

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

A. Under limited conditions, and after approval by the Heron Board of Directors, leasing is permitted. As stated in Section 7 of the Declaration of Condominium, the apartment may be leased up to two times per calendar year. The lease periods may not be less than three months or longer than one year.

The bylaws (8.4) state that no pets of any kind are permitted in leased units.

During the lease period, the owner or the owner's family, guests, or visitors may not occupy the apartment or use the Heron facilities, including parking spaces (other than when visiting).

The lease should include a rider that the tenant shall comply with the Declaration of Condominium, the Bylaws and Rules and Regulations of the Heron. These can be viewed on the E-DOCS section of the [The Heron at Pelican Bay](http://www.heroncondo.com) web site: <http://www.heroncondo.com>

To request permission to lease, send a draft copy of the lease to the managers or the President. You will be informed within a week of the Board's decision. If the Board approves the request, send an executed copy of the lease to the managers for Heron records.

Q. Is there a plan to replace the mitered windows?

A. The mitered windows are a much loved and unique architectural feature of the Heron and owners are in favor of leaving them in place for the uninterrupted views. They have withstood many hurricanes and the Board has no plans to replace them. If the glass is accidentally damaged owners can replace the glass with a laminated glass panel and the Heron has a list of approved and licensed firms able to undertake this work.

Q. How much are my assessments to the Condominium Association for my unit and when are they due?

A. Regular assessments based on the annual budget of the Association are due and payable on the first day of January, April, July and October. Regular assessments for 2023 are \$7,078 per quarter. Special assessments may be made as provided in the Bylaws. Each unit pays 1/ 40th of the Heron budget amount.

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. All unit owners must be members of the Pelican Bay Foundation, Inc., a not-for-profit corporation that provides certain common facilities and services, including TV and internet access, to all Pelican Bay residents. The 2023 Annual Fee of \$2,755 is included in The Heron's quarterly assessment. Voting procedures are set forth in the Bylaws of the Foundation.

Q. Am I required to pay rent or land-use fees for recreational or other commonly used facilities?

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 \$1,000,000.00?

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.

Revised 03/29/2023