

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Bridgepointe at Broken Sound

Name of Condominium Association

As of January 2026

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

A: Each unit is granted one (1) membership vote. The association is made up of 56 voting units. An annual members meeting is held each year to elect a Board of Directors to represent and conduct business on behalf of the association. Each member may vote either by proxy or in person.

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

A: The Unit may be used for residential purposes only. There are various restrictions regarding the unit, limited common elements and common elements included but not limited to restrictions on sales, leases, alterations to the unit and pets. See the Declaration of Condominium for full details.

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

A: Leases must be approved by the association. An owner cannot lease a unit for a period of less than one month or more than twice in a calendar year.

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

A: Fees are \$3,950 quarterly.
They are due the 1st of the month of January, April, July and October.

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: Yes, membership is required in Bridgepointe at Broken Sound Condominium Association, Inc. and the Country Club Maintenance Association as a common expense and included in the assessment detailed above. Each condominium unit is entitled to one vote in the Bridgepointe at Broken Sound Condominium Association. Voting rights for the Country Club Maintenance Association are through the Condominium Association.

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: Fees to the Bridgepointe at Broken Sound Condominium Association and the Country Club Maintenance Association for the Bridgepointe pool, private roads, gate houses and common areas are paid through the Condominium Association.

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: Is the condominium created within a portion of a building or within a multiple parcel building?

A: The Association is comprised of 14 buildings with 4 individual condominium units per building for a total of 56 units.

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.