

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Provided in Accordance with Florida Statutes § 718.503

La Grande Provence Condominium Association, Inc.

As of July 5, 2017

c/o Vesta Property Services, Inc.

411 S. Central Ave. Suite B

Flagler Beach, FL 32136

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

A: Each unit has one vote. See, Section VIII of the Declaration of Condominium, Article IV of the Articles of Incorporation and Section 3.9 of the Bylaws of the Association.

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

A: Each unit shall be occupied only by a single family and guests. No unit may be subdivided. No commercial use. No animals or pets are allowed except for either one (1) dog or cat or fish and caged domestic birds and subject to the limitations found in Declaration of Condominium. No fire hazards permitted. No immoral, improper, offensive or unlawful use of units. No advertisements of any kind shall be displayed. No installation of storm shutters, awnings or hardware without prior written approval by the Design Review Committee ("DRC") of Hammock Dunes Owners Association, Inc. No clotheslines or the like permitted. Noise nuisance restrictions apply. No articles of any kind hung from patio or balcony railing. No outdoor cooking on balcony or patio. No repair of vehicles except in case of emergency. **Curtains and drapes must be white or off-white.** Unit may not be modified without prior written approval from the DRC and subject to limitations found in Declaration of Condominium. No one shall install wiring for electrical or telephone installations as well as any type of antennae, machine, or the like without prior written approval from the DRC. Storage units to be used for storage only. See Section 13 of the Declaration of Condominium, including any amendments thereto, as well as Association By-laws, Rules and Regulations for these and other restrictions.

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

A: No unit shall be leased without the owner providing written notice to the Association of such lease and subject to the limitations found in the Declaration of Condominium. In no event may a lease be given for a term less than one (1) month or for a term of more than two (2) years. Leasing the unit will suspend the unit owner's right to use the recreational facilities otherwise available to the unit owner. All leases are deemed to provide the agreement of the lessee(s) to abide by the Declaration of Condominium, the Articles of Incorporation, Bylaws and the Rules and Regulations of the Association. See, Article XIII of the Declaration of Condominium and any amendments thereto.

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

A: For 2017, unit assessments are determined by the type of unit that is owned and pursuant to the attached "La Grande Provence Condominium Association, Inc. Budget for 2017" which lists the individual assessments by unit type. This assessment is paid on the first day of each month or the first day of each calendar quarter, to be determined at the Board of Directors' discretion. See Section 16 of the Declaration of Condominium along with the attached schedules and any amendments thereto as well as section 7 of the By-laws and any other Association Rules and Regulations.

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, ownership in La Grande Provence Condominiums entails mandatory membership in Hammock Dunes Owners' Association, Inc., the master owner's association. See Article X of the Declaration of Condominium.

Each owner has one vote for each unit owned by a unit owner. See Article X of the Declaration of Condominium.

For 2017, Assessments for Hammock Dunes Owners' Association, Inc. are \$109.00 per month and are paid on the first day of each month.

Q: Am I required to pay rent or land use fees to 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 \$100,000.00? If so, identify each case.

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.