

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
RENAISSANCE I ASSOCIATION, INC. as of January 1, 2023

Renaissance I Association Inc.
750 N Tamiami Trail, Suite 100
Sarasota, FL 34236

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

A: Each unit is entitled to vote the percentage voting interest assigned to the specific unit. See Article 6.2 of the Declaration of Condominium, as amended, for the percentage of voting interests assigned to each unit.

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

A: Residential use only. Pets are regulated and restricted, tenants or guests are not permitted to bring pets onto the property. No transient-type use of unit. Number of overnight guests restricted. No outdoor cooking except in designated area. Hurricane shutters must comply with Association's specifications. Exterior locks cannot be changed without Board approval. No structural alterations to a unit are allowed. No loud noise, obnoxious odor or other source of annoyance. Heavy objects and types of flooring restricted. No nuisance or illegal use, fire or safety hazard or use which increases property insurance. Signs, advertisements, and notices are restricted. Parking and types of vehicles restricted. Exterior wires, satellite dishes, antennas, aerials, other equipment and structures are restricted. No hanging or drying of items on exterior. See Article 7 of the Declaration and Association Rules for these and other restrictions.

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

A: No unit may be rented or leased for a term of less than ninety consecutive days or more than two times per year. Any purchaser of a unit after June 1, 2014 is prohibited from leasing or renting his unit during the purchaser's first 12 months of ownership. The Association shall also require the unit owner or tenant to provide a rental deposit of \$1,000.00, which shall be held by the Association in a non-interest-bearing account, for the term of the lease to cover the potential expense of common element damage from the tenant. Any amounts unused by the Association for common element repairs shall be refunded to the payer of the deposit upon termination of the lease with notice to the Association and after a fourteen-day inspection period. All leases must be approved by the Board of Directors prior to the occupancy of a unit. All leases shall be on forms approved by the Association. Application fees are required. Only the entire unit may be leased. Leases to corporations, partnerships, trusts or other entities are restricted. See Articles 7.3 and 7.12 of the Declaration of Condominium.

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

A: For 2023, the regular maintenance assessment for each unit is provided on the "Renaissance I 2023 Owner Assessment" schedule, which is available in the Administrative/Management office. Regular maintenance assessments are collected quarterly and are due and payable on the first day of each quarter.

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 The Rosemary Place Master Association, Inc., the master association for the community. Owners do not have direct voting rights in the Master Association. The Master Association's assessments are included in the Renaissance I Association 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: No.

Q: Is the Condominium Association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such 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 FOR COMPLETE INFORMATION.