

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Porto Bellagio Condominiums

As of 1/1/2022

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

A: Each unit is entitled to one (1) vote, which, in case of joint ownership, shall be cast as the owners decide between/among themselves.

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

A: Please refer to Article XIV of the Declaration of Condominium and the Rules and Regulations of the Association, which provide (among other things) that your Unit may be used only for lawful purposes, that sound backing is required under hard-surfaced floors, certain pet restrictions are in effect. Be careful to review what types of vehicles may be parked on or around the condominium property.

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

A: The Board of Directors has the right to approve all leases, sales, and/or transfers of interest or possession. The Board will notify you of approval or disapproval within 10 business days of receipt of a completed application. A fee not to exceed \$100 per person and per corporation will be charged for the approval. Incomplete or insufficient applications will not be accepted and will be considered denied. The Association has the option to purchase for sale under the same terms as are offered by the unit owner to a third party. Units may be rented for periods not less than one hundred twenty (120) days. Subleasing or short term occupancy of any kind is not allowed. Reference should be made to Article XV of the Declaration of Condominium.

Please also view the city of [Sunny Isles Beach's requirements](#) for licensure for leases less than six months and one day.

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

A: Assessments are due on the first day of each month. The amount of each assessment based upon the square footage of the unit. The breakdown by unit type is available on the below exhibit.

Unit Type Unit Description Monthly Amount

Unit Type	Unit Description	2022 monthly per unit
A-1	Andalusia	\$353.26
A-1r	Andalusia	\$353.26
A-2	Belize	\$375.30
A-2r	Belize	\$375.30
A3	Venezia II	\$389.02

A3-r	Venezia II	\$389.02
B-1	Cordova	\$476.08
C-1	Esperanza	\$537.50
C-1r	Esperanza	\$537.50
C-2	Florentine	\$585.79
C-2r	Florentine	\$585.79
C-3	Florenza	\$490.25
C-3r	Florenza	\$490.25
C-4	Venezia I	\$338.56
D-1	Jardine	\$663.47
D-1r	Jardine	\$663.47
D-3	Palladio	\$710.19
D-3r	Palladio	\$710.19

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: No.

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. All such facilities are covered by the Condominium Association assessments.

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: Not at this time to the best of our knowledge.

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.