

JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

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

A: Each unit is entitled to one vote. If the unit is owned in joint tenancy, only one owner is eligible to vote.

Q: What restrictions exist on my rights to use my unit?

A: Only passenger vehicles are allowed on the property. Certain pets were grandfathered by the Board. No pets are allowed after February 1, 2006. Residential uses only, no commercial activity. For other restrictions, see the Rules and Regulations (attached).

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

A: Property can not be leased for less than ninety (90) days, nor more than twelve (12) months. Annual leases may contain an option for a subsequent lease period not to exceed twelve (12) months.

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

A: For the 2010/11 Fiscal year, quarterly assessments are due on the first day of each quarter as follows: A: \$2,096.00 B: \$1,859.00 C:
\$1,679.00 D: 1,466.00

Q: Do I have to be a member of any other association? If so, what is the name of that association, assessments and voting rights?

A: As an owner of a unit in Jupiter Harbour Condominium, you are also a part of Jupiter Harbour Property Owners' Association, Inc (POA); the POA was turned over to members in February 2010. Voting rights are described in the governing documents of the POA. The members consist of the Restaurant, Commercial Building, Jupiter Harbour Town Homes Owners, Jupiter Harbour Marina Association, and Jupiter Harbour Condominium Unit Owners. The current quarterly assessment is \$356.00.

Q: Am I required to pay rent or land use for recreational facilities?

A: No rent or land use fee is required. A swimming pool key is required for entrance to the area. Keys must be secured by the new owner at closing. Replacement keys are \$50.00.

Q: Is the Condominium Association or Property Owners Association involved in any court cases in which it may face liability in excess of \$100,000.00?

A: No legal encumbrances have been filed at this time that we are aware of.

Q: Where do I secure condominium documents and financial statements?

A: From Jupiter Harbour Condominium Association's Property Manager after written request. The cost is \$25.00 for one set of Condominium documents.

MAIL REPLIES TO: JUPITER HARBOUR CONDOMINIUM ASSOCIATION, INC. C/O R. VON ZABERN, 1000 N US HIGHWAY 1 UNIT J 600, JUPITER, FLORIDA 33477-4449