



**CLUB BRITTANY AT PARK SHORE, INC.**  
4021 Gulf Shore Boulevard North ~ Naples, Florida 34103

**FREQUENTLY ASKED QUESTIONS AND ANSWERS**

As of January 11, 2023

I. Voting Rights

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

A: Each unit owner shall be a member of the Club Brittany at Park Shore, Inc. and shall be entitled to one (1) vote for each unit owned by him or her.

II. Use Restrictions

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

A: Condominium units shall not be used for commercial purposes and the unit owners must abide by the rules and regulations of the Association (a complete set of which is attached). These rules restrict, among other things, pets, number of occupants per unit, leasing of units, and types of vehicles on Condominium property.

III. Lease Restrictions

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

A: No unit may be leased, sublet, or assigned more than two (2) times per year for a minimum of ninety (90) days each time. Proposed leasing agreements must be submitted to the Board for approval. The use or sale of any unit on a "time-share" basis is prohibited.

IV. Condominium Assessments

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

A: Assessments are levied quarterly by Club Brittany at Park Shore, Inc., in accordance with the estimated Operating Budget. The quarterly amounts are listed below and include the hurricane assessment for Quarters 1, 2 and 3.

<u>Unit</u>	<u>Quarter 1</u>		<u>Unit</u>	<u>Quarter 1</u>
01 Units	\$32,705.53		PH11	\$56,082.56
02 Units	\$24,046.00		PH12	\$57,048.86
03 Units	\$29,360.65		PH14	\$57,048.86
04 Units	\$24,046.00		V15 Unit *	\$39,173.83
05 Units	\$29,360.65		V16 Unit *	\$33,227.37
06 Units	\$30,810.10		V17 Unit *	\$34,936.98
G7 Unit *	\$31,043.55		V18 Unit *	\$34,936.98
G8 Unit *	\$18,807.21		V19 Unit *	\$33,227.37
G9 Unit *	\$17,843.59		V20 Unit *	\$39,173.83
G10 Unit *	\$27,550.00		Storage Units	\$929.13

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<u>Unit</u>	<u>Quarter 2</u>	<u>Unit</u>	<u>Quarter 2</u>
01 Units	\$24,785.53	PH11	\$42,501.56
02 Units	\$18,223.00	PH12	\$43,233.86
03 Units	\$22,250.65	PH14	\$43,233.86
04 Units	\$18,223.00	V15 Unit *	\$29,849.83
05 Units	\$22,250.65	V16 Unit *	\$25,343.37
06 Units	\$23,349.10	V17 Unit *	\$26,638.98
G7 Unit *	\$23,816.55	V18 Unit *	\$26,638.98
G8 Unit *	\$14,415.21	V19 Unit *	\$25,343.37
G9 Unit *	\$13,784.59	V20 Unit *	\$29,849.83
G10 Unit *	\$21,169.00	Storage Units	\$704.13

<u>Unit</u>	<u>Quarter 3</u>	<u>Unit</u>	<u>Quarter 3</u>
01 Units	\$21,485.53	PH11	\$36,842.81
02 Units	\$15,796.75	PH12	\$37,477.61
03 Units	\$19,288.15	PH14	\$37,477.61
04 Units	\$15,796.75	V15 Unit *	\$25,964.83
05 Units	\$19,288.15	V16 Unit *	\$22,058.37
06 Units	\$20,240.35	V17 Unit *	\$23,181.48
G7 Unit *	\$20,805.30	V18 Unit *	\$23,181.48
G8 Unit *	\$12,585.21	V19 Unit *	\$22,058.37
G9 Unit *	\$12,093.34	V20 Unit *	\$25,964.83
G10 Unit *	\$18,510.25	Storage Units	\$610.38

<u>Unit</u>	<u>Quarter 4</u>	<u>Unit</u>	<u>Quarter 4</u>
01 Units	\$21,485.53	PH11	\$36,842.81
02 Units	\$15,796.75	PH12	\$37,477.61
03 Units	\$19,288.15	PH14	\$37,477.61
04 Units	\$15,796.75	V15 Unit *	\$25,964.83
05 Units	\$19,288.15	V16 Unit *	\$22,058.37
06 Units	\$20,240.35	V17 Unit *	\$23,181.48
G7 Unit *	\$20,805.30	V18 Unit *	\$23,181.48
G8 Unit *	\$12,585.21	V19 Unit *	\$22,058.37
G9 Unit *	\$12,093.34	V20 Unit *	\$25,964.83
G10 Unit *	\$18,510.25	Storage Units	\$610.38

\* These units include an additional quarterly charge for Exterior Garden Maintenance as follows:

G7 Unit	\$1,199.75	V15 & V20 Units	\$670.50
G8 Unit	\$670.50	V16 & V19 Units	\$670.50
G9 Unit	\$1,082.00	V17 & V18 Units	\$670.50
G10 Unit	\$1,199.75		

#### V. Membership in Recreational Facilities Association

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: By virtue of ownership of a Condominium unit, each unit owner is a member of the Club Brittany at Park Shore, Inc. This Condominium Association is a member in the Commons "S" Association, Inc., and Access Commons "A" Association, Inc., which provide and maintain a recreational park/landscaped area and an access parcel, both shared by adjoining Condominium parcels.

VI. Rent/Land Use Fees

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: There are no recreational or commonly used facilities for which the unit owners or the Association are obligated to pay rent or land use fees.

VII. Court Cases

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.

**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.**