

TOWN SHORES OF GULFPORT NO. 211, INC.

— A CONDOMINIUM —

THE JAMISON HOUSE

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of 08/16/18

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

A: Each unit is entitled to one (1) vote for each item. Co-owners must determine who will be the voting member for their unit. A voting certificate will be provided for this purpose.

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

A: See: the Declaration of Condominium, declaration 20, *Obligations of Members*. See also: By-Laws, Article X, *House Rules*. See also: Jamison House Supplemental Rules & Regulations. See also: Guest Occupancy Rules. See also: Storage Area Rules.

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

A: Owners may not lease their unit for a period of one (1) year following the date of the title transfer. Thereafter, Owners may lease their unit for a period of not less than six (6) months and one (1) day, and not more often than once in a period of one (1) year. Lessee(s) must be interviewed/approved by the Board, including undergoing a criminal background check. The fee is \$100. Unit owner(s) must provide the Association a copy of the lease.

Q: Are pets allowed?

A: No four-legged pets are allowed.

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

A: For unit # _____, parking space # _____, your monthly maintenance assessment is \$ _____. All Monthly assessments are due and payable on the 1st of each month, and are considered delinquent if not paid in full by the 10th of the month. A late fee is assessed in the amount of \$25.00 on every delinquent payment.

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: Each unit at Town Shores has a 1/1,327th share use right in the Town Shores Master Association, Inc. Each individual condominium association is considered the membership and appoints two (2) unit owners as their representative to the Master Association Board of Directors. The assessment fees for the Master Association are included in your monthly Jamison House assessment.

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: Other than the Town Shores Master Association, Inc. as listed in the previous answer, there are no rent or land use fees for recreational or other commonly used facilities, excluding dock slip rental fees and kayak rack storage fees by the Town Shores Master Association.

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: None at this time.

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.