

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Villa Riviera Club, Inc.

AS OF: June 1, 2026

Name of Condominium Association

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

A: The owner of each condominium unit shall be entitled to cast one vote per unit as provided for in Governing Documents of the Association.

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

A: All documents - The Articles of Incorporation, By-Laws, Amendments, and Policies may be accessed through our web site: <https://home.keysenterprise.com/login> and then select "Documents" on the left column of the page.

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

A: There is no minimum rental period, and the maximum rental period is unrestricted. See Use Restrictions, Article 10 of the Declaration.

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

A: **Effective July 1, 2026**, the monthly dues are **\$1,672.00**. Monthly dues are due on the first day of each month. This amount is subject to change based upon budget requirements.

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 the association? Also, how much are my assessments?

A: No. There are no other associations.

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 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

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE, A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.