

ORA at Melbourne Beach, Inc.

December 10, 2016

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q. What are my voting rights in the Condominium association?

A. Each lot has one vote for all matters that come before the full association. A nine member Board of Directors is elected for two-year terms. Four (4) members of the Board are elected for a period of (2) years and in each alternating year five (5) Directors are elected for a period of two (2) years.

Q. What restrictions exist in the condominium documents on my right to use my lot or the facilities?

A. The Ebb Tide Condominium across A1A has a ninety-nine (99) year lease for the use of the front tennis courts. They pay an annual fee and a percentage of the operating cost of the courts.

Q. What restrictions exist in the condominium documents on the leasing of my lot?

A. Outdoor Resorts of America, developer of the Resort has a ninety-nine (99) year right to operate the rental program.

Q. How much are my assessments to the condominium association for my lot and when are they due and what is covered?

A. The condominium fee is Six Hundred Dollars (\$600.00) due and payable quarterly on January 1, April 1, July 1, and October 1 of the year. The following facilities and service are provided: Fresh water system including water meter, sewer system, electrical distribution system, originally installed patio light, cable TV, daily trash collection, recycling stations, lawn care (mowing, edging, weed control, pest control, fertilization), trimming of the original palm trees, irrigation system including maintenance, services of Manager and Staff, insurance coverage of common property, and maintenance of common property.

The following services are NOT provided: maintenance of individual flowerbeds (such as weeding and mulching), maintenance of owner installed trees and shrubs, repairs of concrete, lot signs, picnic tables, decks, docks, sheds, repairs of other owner-installed features.

The individual fresh water usage billing is included in the same billing as the Condominium fee.

Q. Do I have to be a member in any other association?

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. There are no additional fees to be paid. The Resort operates a recreation program during the winter season. The cost for individual participation in the program (including bingo, parties, crafts, suppers, bridge, tours, etc) is based on operating costs of the program.

Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00?

A. No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO THE CONDOMINIUM DOCUMENTS i.e. THE ARTICLES OF INCORPORATION, THE DECLARATION OF CONDOMINIUM, THE BY-LAWS AND THE RULES AND REGULATIONS.

Reaffirmed by the Board of Directors:
December 10, 2016

By: Ronald True, Secretary