

PRINCETON PLACE AT WIGGINS BAY CONDOMINIUM TWO ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET - 2025

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

A: One vote per unit.

Q: What restrictions exist in the Condominium documents on my rights to use my unit?

A: Each unit shall be occupied only by a single family, and its guests, as a residence and for no other purpose. No business or commercial activity shall be conducted in or from any Unit, including but not limited to storing or processing inventory, visitation of the home by clients, customers, suppliers, or other business invitees, door to door solicitation of residents or short term transient rentals, including advertisements on Airbnb, VRBO and similar websites. No person who is subject to registration under Florida law as sexual offenders or sexual predators may occupy a Unit. Owners may keep no more than one (1) dog or cat not to exceed twenty-five (25 pounds). More use restrictions can be found in Section 12 of the Declaration of Condominium.

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

A: No Unit may be leased for a period less than thirty (30) days and for no more than twelve (12) months. Tenants are not allowed to have pets. Application and Board approval is required for all leases.

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

A: The Association dues for 2025 are \$2265.00 per quarter. Association dues are due on: January 1, April 1, July 1, and October 1. **The Association dues must be paid whether the owner receives an invoice or not.**

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?

A: Yes, the Wiggins Bay Foundation and the Princeton Place Property Owner's Association. The dues for Princeton Place Property Owner's Association are included in the Princeton Place Five quarterly dues. The dues for Wiggins Bay Foundation are not.

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: Not applicable.

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, exists hereto, the sales contract, and the condominium documents.