



## **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET**

**As of January 1<sup>st</sup>, 2022**

### **ARIEL DUNES II, A CONDOMINIUM**

ARIEL DUNES II CONDOMINIUM OWNERS' ASSOCIATION, INC.  
122 Seascape Blvd., Miramar Beach, FL 32550

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

A: Each owner of a Unit shall have one vote for each Unit owned. If there are multiple owners of a unit a Voter's Certificate must be completed, designating a single owner to vote on behalf of the unit.

**Q: What restrictions exist on my right to use my unit?**

A: A unit may only be used for residential purposes. No unit owner may dispose of his unit except in accordance with Section 11 of the Declaration of Condominium. There are various restrictions on the use of your unit, and these are set forth in detail in Section 10 of the Declaration of Condominium. Other covenants related to the Seascape project as a whole are contained in the Seascape Declaration of Covenants Re: Assessments, Exhibit P (11) to the Prospectus.

**Q: What restrictions exist on the leasing of my unit?**

A: None, except that unit may only be leased for residential purposes and for period of one day or more.

**Q: How much are my assessments to the Ariel Dunes II Condominium Owners Association for my unit type and when are they due?**

A: There are several residential unit types in Ariel Dunes II, all of which have different assessment obligations. With regard to **Ariel Dunes II Condominium Owners Association**, the assessments are determined on the basis of the relative square footage of each unit as follows and are due on the 1<sup>st</sup> of each month:

<u>Unit type</u>	<u>Monthly</u>
Sandpiper 1 Bedroom	\$277.32
Heron, 2 Bedroom	\$440.13
Seagull, 2 Bedroom	\$440.13
Pelican, 2 Bedroom	\$461.25
Swan, 3 Bedroom	\$654.11
Penthouse A	\$745.87
Penthouse B	\$899.76
Penthouse C	\$353.24

See current year budget for details of the share of common elements and common expenses regarding the Association.

**Q: Do I have to be a member in any other association? If so, what is the name of the association? Also, how much are my assessments?**

A: You will be a member of both **Ariel Dunes II Condominium Owners' Association** and **Seascape Homeowners Association**. Your voting rights and assessments are described above and are further described in the exhibits to the Declaration of Condominium and in the Prospectus. For information about the Seascape Homeowner's Association **visitseascape.com**

**Q: Is the condominium 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: Are there any other representations as described by the Florida Condominium Act that are required to assist the purchaser in deciding whether to purchase a condominium unit?**

A: None

**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.**