

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Emerald Seas Condominium Association, Inc.

As of January 5, 2026

Name of Condominium Association

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

A: One vote per Unit owned.

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

A: Please see the Amended and Restated Declaration of Condominium of Emerald Seas, a Condominium, recorded at Book 9138, Page 1725, in the Official Records for Brevard County, Florida ("Declaration"), Section 6 (Condominium Parcel; Appurtenances and Use), Section 8 (Limited Common Elements), Section 11 (Maintenance, Repair and Replacement; Maintenance Standards; Alterations and Improvements), Section 12 (Use Restrictions), Section 25 (Leasing of Units)

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

A: Please see Section 25 (Leasing of Units) in the Declaration.

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

A: \$990 per month, due on the first of every month.

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: 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: 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: Yes.

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.