DBPR Form CO 6000-4
61B-17.001, F.A.C.
Effective: 10/01/2024

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Hypoluxo's Mariner's Cay Condominium, Inc. As of January 1st, 2026

Name of Condominium Association

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

A: There is one membership in the Condominium Association assigned to each unit in the Condominium. Each member of the Condominium Association has the right to cast one (1) vote on all matters which come before the Condominium Association.

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

A: Restrictions regarding alterations, noise, obstructions, windows, balconies, exterior appearance; and restrictions regarding animals & leasing. In addition, there are Rules and Regulations restricting use of units, including rules regarding parking and vehicles,animals, use of the pool, clubhouse & other common elements, leasing and sale, noise, bicycles, garbage, storage areas and other matters.

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

A: The Board of Directors of the Association has the right to require that a substantially uniform form of lease be utilized for the leasing of Unit in the Condominium. No lease of a Unit may be made for less than a six (6) month consecutive period without application and the prior written approval of the Board of Directors of the Association and no transient accommodations shall be provided.

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

A: Each owner of a condominium unit in this Condominium is obligated to pay assessments to the Condominium Association in accordance with the following schedule (see attached monlthy maintenance fee schedule or contact management), which payments are due on the first day of each and every month: As of January 1, 2026..

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: N/A

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 is no requirement to pay rent or land use fees for recreational or other commonly used facilities.

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: The Condominium Association is not involved in any court case in which it may face liability in excess of $100,000.00.

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.

2026 Monthly Maintenance Fee Schedule

On November 19, 2025, the Board of Directors passed the 2026 operating budget. Based on share of ownership found in our condominium documents, effective January 1, 2026, monthly maintenance fees for your unit type will be:

Unit Type	Units	2026 Maintenance Fee Monthly Total
Buildings 100, 200, 300, 400, 500, 700, 800, 900		
A1	102, 103, 104, 105	$730.61
B1	101, 106	$804.41
B2	201, 206	$915.53
C1	202, 203, 204, 205, 302, 303, 304, 305	$940.13
Buildings 600 & 1100		
B3	101, 102, 103, 104, 105, 106, 107, 108	$921.37
Buildings 1000 & 1200		
B4	105, 205, 305, 405, 505, 605, 106, 206, 306, 406, 506, 606	$722.74
B5	101, 201, 301, 401, 501, 601, 102, 202, 302, 402, 502, 602	$722.74
B6	103, 203, 303, 403, 503, 603, 104, 204, 304, 404, 504, 604	$818.12
B7	107, 207, 307, 407, 507, 607, 108, 208, 308, 408, 508, 608	$896.77