

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

SUNRISE POINT CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")

_____ , 20_____

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

A: The owners of units shall be entitled to cast one vote for each unit owned in accordance with the provisions of the Declaration of Condominium ("Declaration"), By-Laws and Articles of Incorporation ("Articles") of the Association. See Section 2.5 of Article 2 of the By-Laws; and Section 4.4 of Article 4 of the Articles.

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

A: The use and occupancy of your unit is subject to various restrictions set forth in the Declaration and the Association's Rules and Regulations ("Rules") including restrictions on the leasing, transfer and/or sale of units; maintaining your unit; making any repairs, replacements or alterations of the units, the common elements or to any outside or exterior portion of the building; improper uses of the units; nuisances; pets and parking. Please review Articles 5, 10 and 11 of the Declaration and the Rules in their entirety for greater details on restrictions.

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

A: Section 10.5 of Article 10 and Article 11 of the Declaration sets forth various restrictions on the leasing of units. No unit may be leased without the prior written approval of the Board of Directors. No rooms may be rented except as part of the unit and no transient tenants may be accommodated. Please review Section 10.5 of Article 10 and Article 11 of the Declaration in their entirety.

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

A: The maintenance assessment for your unit type is set forth on Exhibit "A" attached hereto and is due on the first day of each month. In addition, special assessments may be imposed from time to time by the Board of Directors as necessary. Please review Article 6 of the Declaration; Article 6 of the By-Laws; and Section 3.2 (a) of Article 3 of Articles in their entirety for greater details.

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.

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.

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Exhibit A

		2016
		MAINTENANCE
Definition:		FEE - MONTH
A	Each unit having Floor Plans 1-1 and 1-1-R	\$ 271.62
B	Each unit having Floor Plans 2-1½ and 2-1½-R	\$ 281.54
C	Each unit having Floor Plans 2-2, 2-2-R, 2-2W and 2-2W-R	\$ 291.68
D	Each unit having Floor Plans 3-2 and 3-2-R	\$ 321.87

DECLARATION OF CONDOMINIUM

OF

SUNRISE POINT CONDOMINIUM, A CONDOMINIUM
8261 S. W. 128th Street
Miami, Florida 33156

1-1 Building 1: 102, 104, 110, 112, 202, 204, 210, 212; Building 2: 103, 105, 109, 111, 203, 205, 209, 211; Building 3: 102, 104, 106, 110, 112, 202, 204, 206, 210, 212; Building 4: 106, 108, 112, 114, 206, 208, 212, 214; Building 5: 106, 108, 112, 114, 206, 208, 212, 214.

1-1-R Building 1: 103, 105, 111, 113, 203, 205, 211, 213; Building 2: 104, 106, 110, 112, 204, 206, 210, 212; Building 3: 103, 105, 109, 111, 113, 203, 205, 209, 211, 213; Building 4: 105, 107, 111, 113, 205, 207, 211, 213; Building 5: 105, 107, 111, 113, 205, 207, 211, 213.

2-1½ Building 1: 107, 109, 207, 209, Building 2: 102, 114, 202, 214; Building 4: 102, 104, 116, 202, 204, 216; Building 5: 102, 104, 116, 202, 204, 216.

Exhibit A

2-1½-R

Building 1: 106, 108, 206, 208;
Building 2: 101, 113, 201, 213;
Building 4: 103, 115, 117, 203, 215,
217; Building 5: 103, 115, 117, 203,
215, 217.

2-2

Building 4: 110, 118, 210, 218;
Building 5: 110, 118, 210, 218.

2-2-R

Building 4: 101, 109, 201, 209;
Building 5: 101, 109, 201, 209.

3-2

Building 1: 101, 201; Building 2: 108,
208; Building 3: 101, 108, 201, 208.

3-2-R

Building 1: 114, 214; Building 2:
107, 207; Building 3: 107, 114,
207, 214.