

UNIFORM CONDOMINIUM QUESTIONNAIRE

Project Name: Bayshore Towers Date: 2/21/22
 Address: 511 Bayshore Drive
 City: FT. Lauderdale, FL 33304

GENERAL INFORMATION

- The legal name of this project is: Bayshore Towers at Ft. Lauderdale, Inc.
 It is a (☒) Condominium, or () a Planned Unit Development (PUD).
- If the project was (or is being) created by the conversion of an existing building, please provide the following:
 Age of building: 50 Year converted: 1971 Type of original use: _____
- The project () is () is not a legally phased project. The project consists of _____ units in _____ legal phases.
- Describe the unit sales. For a fully constructed project that has been sold out, complete the below information.

UNIT SALES	UNIT TYPES
Total number of units in project <u>107</u>	Single-Family Detached _____
Total number of units conveyed to purchases <u>107</u>	Townhouse, Row, or Cluster _____
show breakdown below:	Garden _____ No. of stories _____
Total no. principal residence units conveyed <u>107</u>	Mid-rise _____ No. of stories (3-5) _____
Total no. second home units conveyed _____	High-rise ☒ No. of stories (6 or more) <u>11</u>
Total no. investor -owned units conveyed <u>2</u>	Other _____
Total no. units retained by developer/converter _____	

- Does any investor own more than one unit? (☒) YES () NO. If YES, identify the investor, (the same individual, investor group, partnership, or corporation) and indicates the total number of units owned by each such investor in the project De Benedictis Benito / Kirkpatrick 2 units
- Does any investor own more than ten percent of the total units in the project? (☒) YES () NO
- The recreational amenities (other than those in a master association) include: () Pool # ☒ () Clubhouse # ☒ () Tennis Court # _____ () Playground # _____ () Other _____ ()
- Are all units and facilities complete? (This included all amenities and common areas such as pool, tennis courts, roads, walkways, parking areas, landscaping, clubhouse, and renovations associated with conversions.) (☒) YES () NO
 If NO, please provide the following: _____ units is _____ Phases have been completed. Describe the incomplete items: _____
- Can the project be expanded beyond its current size? () YES (☒) NO
- Is the Owners' Association currently a party in any type of litigation or public administrative action (including any violations of any environment or public health statutes and laws or current environmental or public health litigation or administrative action)? () YES (☒) NO. If YES, describe the nature of the litigation or public action and attach any information _____
- Has the Owners' Association been notified of any violation of any government or land-use regulations (such as zoning ordinances and coastal tideland or wetlands laws)? () YES (☒) NO. If YES, describe the nature of the violation and attach any information. _____
- How is title to the units held: ☒ Fee Simple _____ Leasehold. If Leasehold, please provide a copy of the lease.
- Are there any leased recreational facilities or any common area leases? () YES (☒) NO. If YES, please provide a copy of the lease.

14. Does the unit owner own the lot or land below the unit or an undivided interest in common land?
 () lot (☒) undivided interest.
15. Do the unit owners have sole ownership interest in and the right to the use of the project facilities (☒) YES () NO.
 If NO, please explain: _____
16. Does the developer retain ownership interest in any of the facilities or common area? () YES (☒) NO. If YES, please explain: _____
17. Do the project documents allow the units to be leased or rented for less than a 30-day period? () YES (☒) NO.
18. Are there any other restrictions relating to the term of any lease or rental agreement? (☒) YES () NO. If YES, describe restrictions: 4 months min.
19. Has voting control of the Board of Directors been turned over from the builder and/or developer?
 (☒) YES, control was turned over in 1972 (Month/Year).
 () NO, the anticipated date for the transfer of control is _____ (Month/Year).
20. The Owners' Association fiscal year is from 1/1 to 12/31 (Month/Year).
21. How many budget cycles have been controlled by the unit owners as a majority (as opposed to the developer)?
 () NONE () ONE () TWO () MORE THAN TWO
22. The unit assessment/common charges for all units are:
 () The same, the assessment is \$ _____ per month.
 (☒) Not the same, the assessments range from \$ 544.00 to \$ 945.00 per month.
23. Do the unit assessments include any charges for unit utilities? () YES (☒) NO. If YES, please indicate which utilities: _____
24. As of the start of the current fiscal year, how many are delinquent more than thirty (30) days in their unit assessment charges?
 # 0. Total amount of outstanding delinquent charges is \$ _____
25. Are there any special assessments now approved, or have there been any in the past two years? (☒) YES () NO. If YES, describe the nature / purpose, the total amount, and the per unit charge. Nature / Purpose of assessment: Structural Repairs/Painting, Elevator Modifications. Total amount of assessment: \$ 590,000. Per unit charge: \$ 3900-6900.00
26. Indicate if the project is (☒) Self-Managed, or () Managed by a management firm.
27. If a management firm manages the project, is it related to the developer? () YES (☒) NO. If YES, describe the nature of the relationship: _____
 Name: _____ Company Name: _____
 Address: _____ Telephone #: _____
28. If an Owners' Association employee manages the project, supply the following contact information:
 Name: Martha M. Torre Title: Bldg Manager, CM
 Mailing Address: 51 Bay Shore Drive Telephone #: 954-565-9675

CERTIFICATION

I, the undersigned, certify that to the best of my knowledge and belief, the information and statements contained on this form and the attachments are true and correct.

Signature of Association Representative or Preparer

Date

Telephone Number

Name of Association Representative or Preparer

Title

Preparer's Company Name and Address