

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Toscano Condominium Association, Inc.

As of January 5, 2026

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

A: The owner(s) of each Unit shall be entitled to one (1) vote on each issue which comes before the condominium association requiring unit owner approval. If a unit is owned by more than one person or by an entity (i.e., a corporation, partnership or trust), the unit owner shall file with the association a voting certificate designating the person entitled to vote for the unit. There is a total of Three Hundred Ninety-Nine (399) votes in the Condominium. The designation made by voting certificate may be changed at any time by the owner(s) of the unit. Unit owners should be aware that most day-to-day decisions of the association are made by the board of directors (and do not require a vote of unit owners).

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

A: In order to establish harmony in the community, the condominium documents establish certain restrictions on the permitted uses of units. The Units may be used only for residential purposes or as a home office, subject to these restrictions. Various restrictions exist regarding the Units including, but not limited to, restrictions regarding changes and alterations to the units, pets and occupancy. Please refer to Section 17 of the Declaration for additional restrictions and further details.

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

A: No portion of a Unit (other than the entire Unit) may be leased, and leases are not subject to the approval of the Association. No lease of a Unit shall be for a period of less than one hundred eighty (180) days. Please refer to Section 17.8 of the Declaration for additional details.

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

A: Each Unit is assessed a portion of the overall estimated operating expenses of the association and of the Common Expenses (as set forth in the Declaration), which portions were determined based upon the relative size of the particular unit in proportion to the size of the other units in the condominium. The current monthly maintenance assessments for your unit type is set forth on Exhibit "A", which is attached hereto and is due on the first day of each month. The amounts range from \$797.90 to \$4,762.82 per month. If payment is not received within ten (10) days from the date it is due, an administrative late fee will be applied in amount not to exceed the greater of \$25.00 or five percent (5%) of each installment per month, plus interest at the rate of fifteen percent (15%) per annum until paid. In addition, special assessments may be imposed from time to time by the Board of Directors as necessary.

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: Yes. An Owner is also a member of a Master Association, the Dadeland Mixed-Use Maintenance Association, Inc. The Master Association fees are included as part of the association budget; therefore there is no separate fee.

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: The unit owners are not obligated to pay rent or land use fees for recreational and 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: *Universal Property & Casualty Insurance Company v. Toscano Condominium Association, Inc.* – 2025-061644-SP-23
Melka Investments, LLC. v. Toscano Condominium Association, Inc. – 2024-014817-CA-01

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

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.

TOSCANO CONDOMINIUM ASSOCIATION
2026 Approved Budget - Fee Schedule
January 1, 2026 - December 31, 2026

EXHIBIT "A"

Unit Type	Percentage Of Unit Ownership	Number Of Units	Approved Total Monthly Per Unit	Unit Numbers
0000-01	0.3083477100	1	\$1,487.26	CU-2
0000-02	0.1488649900	3	\$797.90	315S - 415S - 515S
0000-03	0.1785513100	1	\$957.02	2209S
0000-04	0.3794215300	1	\$1,830.08	CU-3
0000-05	0.1638164900	72	\$878.04	403N - 405N - 407N - 422N - 424N - 426N - 503N - 505N - 507N - 522N - 524N - 526N - 603N - 605N - 607N - 622N - 624N - 626N - 703N - 705N - 707N - 722N - 724N - 726N - 603S - 604S - 605S - 607S - 608S - 609S - 610S - 611S - 703S - 704S - 705S - 707S - 708S - 709S - 710S - 711S - 803S - 804S - 805S - 807S - 808S - 809S - 810S - 811S - 303S - 304S - 305S - 307S - 308S - 309S - 310S - 311S - 403S - 404S - 405S - 407S - 408S - 409S - 410S - 411S - 503S - 504S - 505S - 507S - 508S - 509S - 510S - 511S
0000-06	0.1677168800	8	\$898.95	414N - 416N - 514N - 516N - 614N - 616N - 714N - 716N
0000-10	0.1761677300	12	\$944.24	909S - 1009S - 1109S - 1209S - 1409S - 1509S - 1609S - 1709S - 1809S - 1909S - 2009S - 2109S
0000-14	0.1783346200	1	\$955.85	2203S
0000-17	0.1787680000	25	\$958.18	903S - 908S - 1003S - 1008S - 1103S - 1108S - 1203S - 1208S - 1403S - 1408S - 1503S - 1508S - 1603S - 1608S - 1703S - 1708S - 1803S - 1808S - 1903S - 1908S - 2003S - 2008S - 2103S - 2108S - 2208S
0000-19	0.1826683900	4	\$979.09	602N - 627N - 702N - 727N
0000-20	0.1833184300	1	\$982.56	615S
0000-24	0.1926360600	4	\$1,032.52	415N - 515N - 615N - 715N
0000-25	0.1984866500	4	\$1,063.86	421N - 521N - 621N - 721N
0000-28	0.2073708800	8	\$1,111.48	409N - 420N - 509N - 520N - 609N - 620N - 709N - 720N
0000-30	0.2316399900	1	\$1,241.55	629N
0000-31	0.2162551000	1	\$1,159.10	TH102
0000-34	0.2353236900	4	\$1,261.31	610N - 619N - 710N - 719N
0000-35	0.2301231700	4	\$1,233.44	402N - 427N - 502N - 527N
0000-37	0.2329401200	8	\$1,248.53	412N - 417N - 512N - 517N - 612N - 617N - 712N - 717N
0000-39	0.2394407700	5	\$1,283.38	411N - 418N - 511N - 518N - 715S
0000-40	0.2465914900	1	\$1,321.71	815S
0000-41	0.2491917500	39	\$1,335.63	902S - 910S - 911S - 1002S - 1010S - 1011S - 1102S - 1110S - 1111S - 1202S - 1210S - 1211S - 1402S - 1410S - 1411S - 1502S - 1510S - 1511S - 1602S - 1610S - 1611S - 1702S - 1710S - 1711S - 1802S - 1810S - 1811S - 1902S - 1910S - 1911S - 2002S - 2010S - 2011S - 2102S - 2110S - 2111S - 2202S - 2210S - 2211S
0000-43	0.2520087000	2	\$1,350.73	401N - 501N
0000-44	0.2524422080	4	\$1,353.06	611N - 618N - 711N - 718N
0000-45	0.2552590300	16	\$1,368.16	404N - 406N - 423N - 425N - 504N - 506N - 523N - 525N - 604N - 606N - 623N - 625N - 704N - 706N - 723N - 725N
0000-46	0.2559090900	1	\$1,371.64	817S
0000-47	0.2585093600	1	\$1,385.58	617S
0000-48	0.2606762400	1	\$1,397.20	619S
0000-49	0.2606762400	1	\$1,399.52	623S
0000-51	0.2621930600	2	\$1,405.33	601N - 701N
0000-52	0.2624097500	2	\$1,406.49	628N - 728N
0000-53	0.2719440400	12	\$1,457.58	612S - 614S - 712S - 714S - 812S - 814S - 312S - 314S - 412S - 414S - 512S - 514S
0000-54	0.2732441700	4	\$1,464.56	PH21 - PH51 - PH31 - PH41
0000-55	0.2751943700	1	\$1,475.01	717S
0000-56	0.2771445700	4	\$1,485.46	408N - 508N - 608N - 708N
0000-57	0.2775779400	41	\$1,487.79	718S - 818S - 905S - 906S - 907S - 1005S - 1006S - 1007S - 1105S - 1106S - 1107S - 1205S - 1206S - 1207S - 1405S - 1406S - 1407S - 1505S - 1506S - 1507S - 1605S - 1606S - 1607S - 1705S - 1706S - 1707S - 1805S - 1806S - 1807S - 1905S - 1906S - 1907S - 2005S - 2006S - 2007S - 2105S - 2106S - 2107S - 2205S - 2206S - 2207S
0000-58	0.2816950200	1	\$1,509.85	TH108
0000-59	0.2823450900	1	\$1,513.34	TH107
0000-60	0.2871122400	6	\$1,538.89	601S - 701S - 801S - 301S - 401S - 501S
0000-61	0.2905792500	6	\$1,557.48	602S - 702S - 802S - 302S - 402S - 502S
0000-63	0.2951297100	1	\$1,581.86	PH11
0000-64	0.2972965900	4	\$1,593.47	410N - 419N - 510N - 519N
0000-65	0.2998968600	1	\$1,607.42	729N
0000-66	0.3005469200	6	\$1,610.90	606S - 706S - 806S - 306S - 406S - 506S
0000-67	0.3037972500	2	\$1,628.32	428N - 528N
0000-68	0.3068308900	1	\$1,644.59	2201S
0000-69	0.3079143300	1	\$1,650.39	823S

Unit Type	Percentage Of Unit Ownership	Number Of Units	Approved Total Monthly Per Unit	Unit Numbers
0000-70	0.3081310200	12	\$1,651.55	901S - 1001S - 1101S - 1201S - 1401S - 1501S - 1601S - 1701S - 1801S - 1901S - 2001S - 2101S
0000-71	0.3154984300	2	\$1,691.03	716S - 816S
0000-72	0.3232992100	16	\$1,732.84	620S - 720S - 820S - 904S - 1004S - 1104S - 1204S - 1404S - 1504S - 1604S - 1704S - 1804S - 1904S - 2004S - 2104S - 2204S
0000-73	0.3384674100	1	\$1,814.15	TH103
0000-74	0.3393341600	8	\$1,818.79	TH104 - TH105 - TH106 - TH109 - TH110 - TH111 - TH112 - TH114
0000-75	0.3503852700	1	\$1,878.03	723S
0000-76	0.3575359900	5	\$1,916.34	621S - 719S - 721S - 819S - 821S
0000-77	0.9874495400	1	\$4,762.82	CU-1
0000-78	0.4069409700	2	\$2,181.16	624S - 724S
0000-79	0.4091078500	10	\$2,192.78	PH14 - PH15 - PH43 - PH44 - PH53 - PH54 - PH23 - PH24 - PH33 - PH34
0000-80	0.4095412300	1	\$2,195.10	824S
0000-81	0.4322935200	5	\$2,317.04	PH12 - PH42 - PH52 - PH22 - PH32
0000-82	0.4771480300	2	\$2,557.46	622S - 722S
0000-83	0.4825652400	1	\$2,586.49	822S
0000-84	0.5376041200	1	\$2,881.49	TH115
0000-85	0.5415045100	1	\$2,902.41	TH101
Total		399		