

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

EMERALD GRANDE EAST CONDOMINIUM ASSOCIATION, INC.

As of: January 1, 2026

- Q: What are my voting rights in the Condominium Association?
- A: Each Residential Unit is entitled to one (1) vote at Association meetings. The voting interests of the Owners of the Residential Units equal one hundred percent (100%) of the total voting interests of the Condominium. For more information regarding the voting interests of the Condominium see Sections 9.1 and 9.7 of the Declaration and Article 2 of the Bylaws of the Association.
- Q: What restrictions exist in the Condominium Documents on my right to use my Unit?
- A: There are several restrictions on the use of the Units and facilities of the Condominium. Refer to Article XII of the Declaration of Condominium, a copy of which is attached to the Prospectus as Exhibit 1, and to the Condominium Rules and Regulations promulgated by the board of directors of the Association, a current copy of which is attached as Exhibit "F" to the Declaration of Condominium. There are no restrictions on children on the Condominium Property. An Owner may have common domestic pets, subject to a maximum of two (2) dogs or two (2) cats, or one (1) dog and one (1) cat, as well as fish and birds. Certain dog breeds known for their viciousness and potential for dangerous behavior, including Pit Bull, Rottweiler, Mastiff, Presa Canario, Chow, Doberman Pinscher, and other similar breeds are prohibited. For more information regarding the pet restrictions, see Section 13.06 of the Community Declaration.
- Q: What restrictions exist in the Condominium Documents on the leasing of my Unit?
- A: All Units may be leased or sublet as frequently as on a daily basis. There is no requirement that the Units be leased or placed in any rental pool, or that the Units be rented through any particular rental agency. Leasing of Units shall be in accordance with the Declaration and the Condominium Rules and Regulations as promulgated by the Board from time to time. Every lease of a Unit must specifically provide (or, if it does not, will be automatically deemed to provide) that a material condition of the lease will be the tenant's full compliance with the covenants, terms, conditions and restrictions of the Declaration (and all Exhibits to the Declaration) and with any and all rules and regulations adopted by the Association from time to time (before or after the execution of the lease). The Owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage to the Common Elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Board) and to pay any claim for injury or damage to property caused by the negligence of the tenant and special charge may be levied against the Unit for such injury or damage. All leases are made subordinate to any lien filed by the Association, whether prior or subsequent to such lease.
- Q: How much are my assessments to the Condominium Association for my Unit type and when are they due?
- A: Pursuant to Chapter 718, the developer guarantees to each Owner of a Unit in the Condominium that from the recording of the Declaration through May 1, 2025, the total annual assessment for Common Expenses imposed on Owners of Units will not exceed the following amount per month:

<u>Unit Type</u>	<u>Monthly Amount</u>
E-1	\$2,528.48
E-2	\$2,509.28
E-3	\$2,656.51
E-4	\$2,680.51
E-5	\$2,006.78
E-6	\$2,333.24
E-7	\$1,337.86
E-8	\$1,565.10
E-9	\$1,952.37

Annual regular assessments will be payable to the Association in equal monthly installments. Annual regular assessments include assessments by the Community Association and East Pass, but do not include ad valorem taxes on individual Units. For more information regarding regular assessments and projected expenses, please see the attached Estimated Operating Budget.

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. Pursuant to the Community Declaration, as an owner of a Unit, each Owner is subject to the governance of the homeowners association for the Community Property, HarborWalk Owners' Association, Inc. ("Community Association"). The Community Association shall be entitled to charge an assessment for expenses incurred or to be incurred by the Community Association in fulfillment of its maintenance, operation and management responsibilities for the common facilities and common property within the Community Property. For more information regarding regular assessments and projected expenses, please see the 2025 estimated operating budget for the Community Association. In addition, Owners will be required to pay annual assessments to East Pass to pay for expenses incurred or to be incurred by East Pass in fulfillment of its maintenance, operation and management responsibilities for the common facilities and common property within the Building pursuant to the Towers Declaration.

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: Owners of Units in the Condominium do not have to pay rent or land use fees for recreational or other commonly used facilities other than the assessments by Community Association, East Pass, and Association, described above.

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: Neither the Association nor the Community Association is involved in any court case in which it may face liability in excess of \$100,000.00.

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.