

MILL RUN

Ability Management Inc.

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FREQUENTLY ASKED QUESTION AND ANSWER SHEET

The Community Association of Mill Run, Collier County, Inc.

Q. How much are my assessments to the Community Association of Mill Run for each single family home and when are they due? What is my voting right?

A. Current assessments are \$124 per quarter and payments are due January 1, April 1, July 1 and October 1. You will be entitled to one (1) vote per unit owned.

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 and when are they due?

A. Yes, you will also be a member of The Community Association of Stonegate and Mill Run (Crossings Rec), and are entitled to one (1) vote per unit owned. The assessment is a quarterly fee of \$199 and payments are due January 1, April 1, July 1 and October 1.

Q. Is there a Resale Capital Contribution?

A. Yes, all changes in ownership at Mill Run requires a Resale Capital Contribution (transfer fee) in the amount of \$2,000 to be paid by the Buyer to the Community Association of Mill Run, Collier County, Inc. at the time of closing.

Q. Must I seek permission to make changes to my home?

A. Yes, all exterior changes are to be submitted on the Mill Run Architectural Change Form to the Architectural Review Committee (ARC) and the Mill Run Board of Directors before any work can be started. Please refer to the Mill Run Architectural Guide for specifications.

Q. What are the operational hours of the community recreational facilities?

A. The swimming pool, spa and dog park use hours are from dawn to dusk. All courts (tennis, pickle ball, and basketball), and the clubhouse restrooms are accessible from 7:00am to 10:00pm.

Q. What restrictions exist on the leasing of my home?

A. A home in Mill Run can only be leased one (1) time in a twelve (12) month period. Minimum lease period is three (3) months. Maximum lease period is one (1) year. Lease is subject to final approval by Mill Run Board of Directors and will require application for approval, application fee, and background processing and fee for each occupant 18 years and older. Please refer to current rules and regulations for specifications.

Q. Where do I go to obtain my gate remote and the key fob for the recreational facilities?

A. One (or more) gate remotes as well as a facility key fob should be provided to you by the Seller. You may purchase additional remotes and/or key fob at the offices of Ability Management Inc. (No form is needed.) The cost of each gate remote is \$35 and the cost of the key fob is \$35 each as well.

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 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 ASSOCIATION DOCUMENTS.

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