

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Condominium Association: Villanova at Hunter's Creek Condominium Association, Inc.

As of: January 1, 2026

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

A: The owner of each condominium unit is entitled to one (1) vote. If an owner owns more than one (1) condominium unit, that owner is entitled to one (1) vote for each condominium unit owned.

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

A: Section 7 of the Declaration of Condominium, among other things, prescribes the condominium owners' obligations and restrictions with respect to maintaining and altering the condominium units within the condominium association.

Section 15 of the Declaration of Condominium, among other things, prescribes the condominium owners' obligations and restrictions with respect to acquiring casualty insurance for the condominium units within the condominium association.

Section 18 of the Declaration of Condominium, among other things, sets forth the general occupancy and use restrictions imposed on the use of the condominium units within the condominium association.

Section 19 of the Declaration of Condominium, among other things, imposes certain restrictions on the condominium owners' ability to sell and lease the condominium units within the condominium association.

Pursuant to the Declaration of Condominium, the Board of Directors has promulgated Rules and Regulations, which supplement the condominium documents and restrict the use of the condominium units within the condominium association.

Any restrictions imposed by the Declaration of Master Covenants, Conditions and Restrictions of Hunter's Creek, which is recorded at Official Records Book 6115, Page 4724, of the Public Records of Orange County, Florida.

Any restrictions imposed by Chapter 718, Florida Statutes.

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

A: Section 18 and Section 19 of the Declaration of Condominium, among other things, require the following:

- (i) all lease agreements be provided to the condominium association within seven (7) days in advance of the tenant's arrival;
- (ii) the lease agreement may not be for a period of less than thirty (30) days and not more than two (2) times per year; and
- (iii) all lease agreements be subject to the condominium documents.

Additionally, a condominium unit may not be leased if the unit owner delinquent in paying to the condominium association any assessments the condominium association has levied against the condominium unit.

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

A: All assessments are due from the condominium owner to the condominium association on monthly basis on the first (1st) day of each month. The following chart represents the amount due to the condominium association based on the type of condominium unit according to the condominium association's adopted budget for the year ending December 31, 2026:

| Type of Unit | Monthly Assessment | Total Annual Assessment |
|----------------------------|--------------------|-------------------------|
| Tuscany 1.1 (A1.1; A1.1-R) | \$334.37 | \$4,012.44 |
| Tuscany 1.1 (A1.2) | \$378.75 | \$4,545.00 |
| Florence 1.1 (A2; A2-R) | \$363.10 | \$4,357.20 |
| Venice 2.2 (B1.1; B1.1-R) | \$448.09 | \$5,377.08 |
| Venice 2.2 (B1.2) | \$515.02 | \$6,180.24 |
| Tivoli 2.2 (B2.1; B2.1-R) | \$473.96 | \$5,687.52 |
| Tivoli 2.2 (B2.2; B2.2-R1) | \$496.37 | \$5,956.44 |
| Tivoli 2.2 (B2.2-R2) | \$496.82 | \$5,961.84 |
| Baraldi 2.2 (B3) | \$515.92 | \$6,191.04 |
| Portofino 2.2 (B4) | \$483.74 | \$5,804.88 |
| Travini 3.2 (C1.1; C1.1-R) | \$568.72 | \$6,824.64 |
| Travini 3.2 (C1.2; C1.2-R) | \$590.83 | \$7,089.96 |
| Bella Vista 3.3.5 (C2) | \$639.87 | \$7,678.44 |

Additionally, the condominium association is entitled to levy special and other types of assessments against the condominium units located within the condominium association.

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: The condominium association is a member of Hunter's Creek Community Association, Inc.; however, because the condominium association is a member of Hunter's Creek Community Association, Inc., only the condominium association is entitled to vote with respect to Hunter's Creek Community Association, Inc. matters. Hunter's Creek Community Association, Inc. remits its own coupon book to the owners within the condominium association with coupons indicating the amount due and owing to it on a quarterly basis. The amount of such quarterly assessment changes every year.

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.