

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Palm Club Village I Condominium Association, Inc. As of January 1, 2026

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

A: Each Unit Owner is a member of the Association; however, each unit is entitled to just one vote, no matter how many owners it has.

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

A: Unit Owners may not divide a unit into smaller units or combine it with any other unit except as shown on the recorded condominium plans. No owner may add any portion of one unit to another.

Units are for residential use only, as a single-family residence. A "single family" means either a married couple or up to two unmarried people living together, plus their children, grandchildren, parents, or grandparents, as one household. Occupancy is capped by unit type: up to five people in a two-bedroom with convertible den, up to four in a standard two-bedroom, and up to three in a one-bedroom. Business uses that create noise, odor, traffic, debris, or other impacts inconsistent with residential living are not permitted.

A guest is anyone staying in the unit who is not a titled owner. There is no time limit on guest stays when the owner is in residence or when the guest is an immediate family member as defined above. However, any guest who occupies the unit for more than 30 days in a calendar year (with or without the owner present) must complete screening as if purchasing. When the owner is not present, non-family guests may occupy the unit for no more than 30 days total per calendar year, counted cumulatively. Before any guest occupies the unit without the owner present, the owner must give written notice to the Association with the guest's name(s) and the expected arrival and departure dates.

All owners, occupants, and guests must comply with the governing documents. No immoral, improper, offensive, or unlawful use is permitted, and all applicable laws, zoning ordinances, and regulations must be observed.

Only passenger cars with factory bodies, station wagons, sport-utility vehicles, and pickup trucks up to three-quarter-ton may park on the property. Parking is limited to one vehicle per licensed driver, with a maximum of two vehicles per unit on the property. The following may not park on the property (non-exhaustive): commercial vehicles; full-size vans (other than private-use minivans with windows on all panels); motorcycles and other two-wheeled motorized vehicles; limousines; trucks other than the permitted pickups; agricultural vehicles; dune buggies; trailers of any kind; semis/tractors; travel trailers; boats or boat trailers; inoperable or unlicensed vehicles; delivery wagons; recreational vehicles; mobile homes; truck-mounted campers; motor homes; body-less or incomplete vehicles; swamp buggies; and passenger cars converted to a different type of vehicle. Vehicles parked in violation may be towed under Florida Statutes §715.07 at the vehicle owner's expense, in addition to other remedies available to the Association.

Each unit is assigned one parking space at closing, which is a Limited Common Element for the exclusive use of that unit. The space may be used only by the unit owner, their

guests, and invitees, and all parking is subject to rules adopted by the Board. Parking spaces not assigned to a unit remain part of the Common Elements. An owner may temporarily assign their designated space to another unit, but the assignment must be in writing, a copy delivered to the Association, and it may not be permanent. The assigning owner may revoke it at any time, regardless of any agreement between the parties. Any such assignment ends automatically if either the assigning or receiving unit is sold.

Before occupancy, units must have wall-to-wall carpeting or another approved flooring with adequate sound-proofing where required, except at the entrance area, patio, and balcony. Check with management before installing hard-surface flooring to ensure the sound-isolation standard is met.

Except as permitted or required by law, including trained service animals under the ADA and assistance animals approved as a reasonable accommodation under the Fair Housing Act, —the following pet rules apply: Only unit owners (not renters) may keep one domestic pet weighing no more than 25 pounds. Pets must be leashed (maximum six-foot leash) when outside the unit, may not be tied out, and may not be left unattended on balconies or patios. Pets must use designated pet-walking areas, and owners must promptly clean up. If the Board determines a pet is a nuisance, that decision is binding, and the pet must be removed within 48 hours of notice. Renters may not have pets.

No owner or occupant may engage in any use or practice that unreasonably annoys others or interferes with their peaceful use of the property. No activity may be conducted in a unit or on the property that increases the Association's insurance rates.

Please refer to Section 9 of the Declaration of Condominium of Palm Club Village I for additional use restrictions along with the Rules and Regulations of the Association.

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

A: Leasing is permitted only with prior approval of the proposed lessee by the Association. No lease may be for less than six (6) consecutive months plus one day, and transient/short-term accommodation (e.g., hotel- or vacation-type stays) are strictly prohibited. No leasing is allowed during the first twelve (12) months of ownership, measured from the date your deed (or other conveyance) is recorded, except when title was acquired by devise, inheritance, or operation of law. You also may not lease to a lessee that is an entity of a type that is prohibited from taking title under the ownership restrictions (e.g., entities not permitted by §9(b)). As a condition of approval, you must deliver a cash security deposit in the amount of the maximum permitted by the Condominium Act (as amended) or, if the Act does not specify, one (1) month's rent; the Association holds this deposit to cover damage to the common elements and other charges—including fines—arising from the acts of the tenant, the tenant's guests, or invitees.

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

A: Assessments are due quarterly and depending on your unit type the amounts are below.

Model Type	Quarterly Fee	Annual Fee
220	\$1,873.67	\$7,494.68
5100	\$1,496.40	\$5,985.60
5300	\$1,949.45	\$7,797.80
5500	\$2,180.00	\$8,720.00
5600	\$2,525.02	\$10,100.08
Villa	\$2,367.02	\$9,468.08

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: No.

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 case in which it may face liability in excess of \$100,000? If so, identify each such case.

A: Yes. The Association is a defendant in Storm Shield Construction, Inc. d/b/a Storm Shield Roofing & Windows v. Palm Club Village I Condominium Association, Inc., Case No. 50-2025-CA-006590-XXA-MB in the Circuit Court of the Fifteenth Judicial Circuit (Palm Beach County, Florida). Storm Shield seeks about \$699,712.02 plus interest, costs, and attorney fees and asks to foreclose a recorded construction lien based on alleged unpaid work. The Association disputes the claims, has reported the matter to its insurer, and defense counsel has been assigned. The Association has filed a counterclaim against Storm Shield Roofing & Windows.

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.