

Mobile Estates Home Owners Association, Inc.

6741 S. Tamiami Trail

Sarasota, FL 34231

(941) 924-3800



FREQUENTLY ASKED QUESTIONS AND ANSWERS

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

A: Each shareholder is entitled to a vote in accordance with the terms and provisions of the Articles of Incorporation and the By-Laws and shall be entitled to one (1) vote for each share of stock owned by such shareholder.

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

A: Private dwelling for the resident or members of the resident's family. No commercial or business activity is allowed. No more than two adults, at least one (1) of whom is at least fifty-five (55) years of age, may permanently occupy the unit without written consent of the Directors. Guest occupancy must not exceed thirty (30) consecutive days and sixty (60) days total per year without being approved in writing by the Board. No guests may occupy a unit unless one or more of the permitted residents are then in occupancy. Residents shall not change or alter the mobile home with prior consent of the cooperation. See Articles 4 and 11 of the Amended Master Occupancy and Rules and Regulations for additional restrictions.

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

A: No subletting is permitted. There are restrictions on assignments. Leases other than between individual assignees (natural person) are prohibited unless written consent is first obtained from the Board. See Article 4 of the Amended Master Occupancy and Rules and Regulations.

Q: How much are my assessments in the cooperative for my unit type and when are they due?

A: The common expenses are allocated equally to each unit. For 2020, the regular assessment for each shareholder is \$170.00/month. (This is for water, maintenance of common grounds, garbage collection, and use of facilities.) Assessments are collected in equal monthly installments and are due on the first of each month.

Q: Do I have to be a member in any other association that has voting right and assessments?

A: No.

Q: Am I required to pay rent and land use fees for recreational or other commonly used facilities?

A: No.

Q: Is the community 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 AND EXHIBITS HERETO, THE SALES CONTRACT, AND THE COOPERATIVE DOCUMENTS.