

WTC COURTSIDE ASSOCIATION, INC.–Frequently asked Questions and Answers Sheet

Location address: Europa Dr: Buildings # 3304, 3306, 3308, & 3310. Office Mailing address: 4802 Airport Road, Naples, FL 34105. Note this is DBPR Form CO 6000-4 [eff. 12/23/02] per F.A.C. Rule 61B-23.002.

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

A: Each unit owner has a vote. There are 40 units in the Association.

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

A: Unit shall be used only as a single-family residence. For other restrictions, see Declaration Article XIII.

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

A: Leases may not be less than 7 days, nor more than 12 per year, must be in writing, and for the entire unit.

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

A: The 27 two-bedroom units (approx. 887 sq. ft.) pay \$ 673.00 per 2019 quarter, due in advance each quarter. The 13 three-bedroom units (approx. 1187 sq. ft.) pay \$ 910.00 per 2019 quarter, due in advance each quarter.

Q: Do I have to be a member in any other association? If so what is the name of this Association and what are my voting rights in this Association? Also, how much are my assessments?

A: Yes. Each Association member is automatically a voting member of World Tennis Club, Inc. The dues (payable in advance) are \$ 900 per quarter, for the calendar year 2019.

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: See answer to immediately previous question. World Tennis Club, Inc. provides recreational and commonly used facilities, as part of the above fees.

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, there are no such cases.

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.

FURTHER NOTE: The recorded documents for the Association may be found in the Collier County Public Records, OR Book 1037, pages 1237 through 1315, inclusive, recorded August 19, 1983, **as amended by O.R. Book 2450, pages 2768 through 2842, inclusive, recorded August 13, 1998, and as further amended by O.R. Book 4670, pages 2724 through 2797 inclusive, recorded April 4, 2011, and as further amended by O.R. Book 5039, pages 2434 through 2444 inclusive, recorded May 21, 2014.** Copies may also be ordered from the World Tennis Club office, 4802 Airport Road, Naples, FL 34105, phone (239) 263-5068, Fax (239) 263-9357.

Revised Jan/2019

Jackman S. Vodrey, Secretary

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