FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Curlew Mobile Home Estates, dba Blue Jay Estates Condominium Association, Inc., as of Jan. 1, 2026

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

A: Each unit has one vote. Please refer to the Declaration of Condominium, Section 4, para., T and Section 12; Articles of Incorporation, Section IV, para., 1; and the By-Laws, Section 3, para., 3.2.

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

A: Refer to the Declaration of Condominium, the By-Laws, and the Rules and Regulations for an exhaustive list of use restrictions, including restrictions on leasing, nuisances, pets, types of vehicles allowed within the Park, antennas, signs, and size and type of mobile homes allowed. There are also restrictions that establish the Park as a 'Housing for Older Persons' which requires that at least one resident occupant in each unit to be 55 years or older.

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

A: All leases are subject to prior approval by the association. Refer to the Declaration of Condominium, Section 19, para., B; and the Rules and Regulations, Rule #IX.

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

A: Refer to the Declaration of Condominium, Section 15. Currently the monthly fee is $230.00 per month, due on the first of each month. Refer to a copy of the Budget which is available on request.

Q: ***Do I have to be a member in any other associations? 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?***

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 $100,000.00? If so, identify each 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.

This form to be updated annually and is to be provided to all prospective purchasers who have entered into a contract for the purchase of a condominium unit. Required by Florida Statute, Section 718.504.