



Bridgewater at Bonita Beach Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

As of February 19, 2026

Q: What are my voting rights in the Homeowner's Association?

A: The owner of each unit shall be entitled to one (1) vote. If an owner owns more than one unit, he shall be entitled to one (1) vote for each unit owned. The vote of a unit shall not be divisible.

Q: What restrictions exist in the Homeowner's documents on my right to use my unit?

A: Each unit shall be used as a residence only.

Q: What restrictions exist in the Homeowner's documents on the leasing of my unit?

A: Leases must be a minimum of 30 days with a maximum of 1 year. The unit may be leased no more than three (3) times per year.

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

A: The quarterly maintenance fees for 2026 are \$3834.15. Payments are due on the first day of the quarter.

Q: Do I have to be a member of 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 obliged to pay annually?

A: No.

Q: Is the 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 such case.

A: No.

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to the sales contract, Homeowner's documents, by-laws, and rules and regulations.