

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
JAPANESE GARDENS HOMEOWNERS CORP.**

Q. How many units are in the park?

A. 414

Q. Is this a resident owned park?

A. Yes, it is a Cooperative Association. Each resident has 1/414th share in the Corporation.

Q. How much is a share/membership certificate?

A. Shares were purchased for \$12,000 each, many years ago. The share is now included in the price of the unit.

Q. What are my voting rights?

A. The owner of each Membership Certificate shall be entitled to one vote. If an owner owns more than one Membership Certificate (owns more than one unit), he shall be entitled to one vote for each certificate. Each Membership Certificate's vote shall not be devisable.

Q. Is this an adult park?

A. Yes. One occupant must be 55 or older, the other 45 or older.

Q. Does the park maintain my lawn?

A. That is the owner's responsibility. There are lawn services that do work in the park.

Q. Do you have any rules and regulations?

A. Yes. For example: only two adults to a home and guests stay is limited to thirty days; pets are allowed in the pet sections only; pickup trucks are allowed with restrictions – permits are required. Copies of Rules and Regulations are available in the office.

Q. May I rent my unit?

A. There is a one month minimum to six month maximum in any twelve month period. No subletting. See Prospectus and Rules and Regulations.

Q. What about garbage collection and recycling?

A. Paid when you pay the County property taxes. Friday is recycling, yard waste, and regular garbage day.

Q. What about property taxes?

A. They are paid to Sarasota County. Check with County Tax Appraiser for estimates and homestead requirements. Filing for Homestead Exemption lowers your taxes.

Q. How much are the maintenance fees?

A. Maintenance fees are subject to lot size. Majority of lots (313) are single lots and pay \$174/month. Water, sewer, and cable TV are included in these fees.

Q. Are there any pending lawsuits or assessments against the Association for \$100,000.00 or more?

A. No

Q. Do I have to be a member in any other Association?

A. No

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

A. No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY A SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, SALES CONTRACTS AND COOPERATIVE DOCUMENTS.