

FREQUENTLY ASKED QUESTIONS AND ANSWERS  
300 BISCAYNE BOULEVARD WAY CONDOMINIUM ASSOCIATION, INC.  
As of: January 3, 2017

1. **What are my voting rights in the condominium association?** The owner(s) of each Unit shall be entitled to one (1) vote on each issue which comes before the condominium association requiring unit owner approval. See Section 5.2 of the Declaration and Section 6.3 of the Articles. If a unit is owned by more than one person or by an entity (i.e., a corporation, partnership or trust), the unit owner shall file with the association a voting certificate designating the person entitled to vote for the unit. The designation made by voting certificate may be changed at any time by the owner(s) of the unit. Unit owners should be aware that most day to day decisions of the association are made by the board of directors (and do not require a vote of unit owners). The Developer has the right to retain control of the condominium association after a majority of the units have been sold. The Directors of the Association designated by the Developer will be replaced by Directors elected by Unit Owners other than the Developer in accordance with the applicable provisions of the Florida Condominium Act, Section 718.301, Florida Statutes, and Section 4.15 of the By-Laws.

2. **What restrictions exist in the condominium documents on my right to use my unit?** Each Residential Unit shall be used as a residence and/or home office only, except as otherwise provided, all in accordance with, and only to the extent permitted by, applicable County, State and Federal codes, ordinances and regulations. The Commercial Units may be used for any lawful purpose. Home office use of a Residential Unit shall only be permitted to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property. Various restrictions exist regarding the Residential Units including, but not limited to, restrictions regarding changes and alterations to the units, exterior improvements, pets, mitigation or dampness and humidity and installation of floor coverings. Please refer to the section of the Prospectus entitled "Occupancy and Use Restrictions" and Section 17 of the Declaration attached as Exhibit "A" to the Prospectus for further information. Certain of these restrictions are not applicable to the Commercial Units. See the referenced Sections of the condominium documents for additional restrictions and further details. The Units are not and never have been owned, developed or sold by Aston Martin Lagonda Limited ("AML") nor by AM Brands Limited (AML's trademark licensee), nor by the affiliates of either of those companies. AM Brands Limited granted the Association the right to use certain AML Intellectual property (the "Licensed Marks") under the terms of a license agreement between AM Brands Limited and the Association (the "Association License Agreement"), a copy of which can be obtained from the Association. Upon termination of the Association License Agreement for any reason, all use of the Licensed Marks, including all use of the name "Aston Martin" and the wings logo, shall cease at or in relation to the Condominium (including all buildings and improvements and appurtenances thereto), all indicia of the Condominium with Aston Martin shall be removed from the Condominium, and the Association Unit Owners shall be prohibited from using the Licensed Marks or creating the impression that there is any on-going association between the Condominium and Aston Martin. For additional details regarding the Association License Agreement, see Exhibit G to the Prospectus.

3. **What restrictions exist in the condominium documents on the leasing of my unit?** No portion of a Residential Unit (other than the entire Residential Unit) may be leased. Leasing of Residential Units shall be subject to the prior written approval of the Association. No lease of a Residential Unit shall be for a period less than three (3) months and no Unit may be leased more than four (4) times during any calendar year. The foregoing leasing restrictions shall not apply to the Commercial Units and/or Residential Units 404, 504, 604, 704, 804, 904, 1004, 1104, 1204 and 1404 (collectively, the "Exempt Units") and the Exempt Units may be leased any number of times for periods of not less than thirty one (31) days. Please refer to Section 17.8 of the Declaration for additional restrictions and further details.

4. **How much are my assessments to the condominium association for my unit type and when are they due?** Each Unit is assessed a portion of the overall estimated operating budget of the association based upon the relative size of the particular unit in proportion to the size of the other units in the condominium. The specific percentage attributable to the units is set forth in Exhibit "3" to the Declaration of Condominium. Based upon the current estimated operating budget for the first year of operations of the condominium association, each unit pays monthly installments of the annual assessment in the amounts set forth in the Initial Estimated Operating Budget, which is contained in the Prospectus as Exhibit "B". Estimated assessments payable to the Condominium Association for each Residential Unit (with reserves) are set forth on the Estimated Operating Budget and range from \$767.74 per month (\$9,212.86 per year) to \$19,137.31 per month (\$229,647.68 per year). Assessments for the Commercial Units (with reserves) are set forth on the Estimated Operating Budget and range from \$217.26 per month (\$2,607.14 per year) to \$1,198.60 per month (\$14,383.19 per year). In accordance with Section 13.9 of the Declaration and Section 12.2 of the Bylaws, Assessments are payable monthly and due on the first day of each month.

5. **Do I have to be a member in 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?** You are not obligated to join any other association other than the condominium association.

6. **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?** The Unit Owners are not obligated to pay rent or land use fees for recreational and other commonly used facilities. The expenses related to the operation, repair and replacement of those facilities are built in to the estimated operating budgets of the condominium association.

7. **Is the condominium association or any other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case?** The association is not presently a party to any litigation. The foregoing is provided in accordance with Section 718.503, Florida Statutes, as a guide to some of the matters that are of interest to purchasers when buying a condominium unit. This is not, however, intended to present a complete summary of all of the provisions of the various condominium documents.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES AGREEMENT AND THE CONDOMINIUM DOCUMENTS FOR COMPLETE DETAILS.**