

CAREFREE COUNTRY CLUB.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET FOR COOPERATIVE ASSOCIATIONS

Carefree Country Club of Winter Haven, Inc.
Name of Cooperative Association

As of January 1, 2020
(date)

Q: What are my voting rights in the cooperative association?

A: Each Membership Certificate has one vote. There are 500 lots therefore there are 500 Membership Certificates and 500 voting members of the association. When more than one person holds an interest in a lot, they will appoint one of the owners as their designated voter. See Article III, Section 5 of the Amended and Restated Carefree Country Club of Winter Haven, Inc. Bylaws.

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

A: The use restrictions governing each lot can be found in the Governing Documents of Carefree Country Club. See, generally Article 6 of the Declaration of Covenants Easements and Restrictions, Section 1 of the Amended and Restated Master Form of Ninety Nine Year Proprietary Lease on Carefree County Club of Winter Haven, and Article XII of the Amended and Restated Carefree Country Club of Winter Haven, Inc. Bylaws. More specifically:

1. Carefree is designated as a 55 AND OVER PARK, as defined by the Federal Fair Housing Act of 1995. No more than 2 persons per lot are allowed. (Exception must be approved by the Board of Directors). At least one of the two persons occupying the home must be 55 years of age or older.

2, Up to 3 pets are allowed but no more than 2 dogs; Aggressive, annoying, dangerous dogs are prohibited, as defined by Polk County.

3. When not in residence a family member may use your unit for up to 14 days in a fiscal year providing at least one of the family members is 21 years of age. Additionally, an overnight guest may also stay up to 14 days within the fiscal year.

4. Members are responsible for any violation against Governing Documents or damage to Carefree Common Property by a family member.

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

A: 1. You can sublease your unit a maximum of 2 times in a fiscal year (01 Oct- 30 Sep),

2. You can not sublease your unit for less than 30 days or longer than 12 months.

CAREFREE COUNTRY CLUB

3. Persons subleasing are not allowed to engage in any business or commercial activity of any kind within the park.

4. Members who sublease give up the right to use all recreational facilities associated with that lot for the period of the lease, except for use of the facilities as a guest.

5. A signed rental agreement and if applicable a transfer fee must be provided to the office at least 14 days prior to the arrival of the sublessees.

6. Members are responsible for any violations against Governing Documents committed by the sublease.

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

A: Dues for ___/___ will be \$____, payable in quarterly instalments of \$____ each. Residents have a 5-day grace period to pay their dues before a \$25.00 late fee and interest is assessed to the account. Your quarterly dues are paid October 1st, January 1st, April 1st, and July 1st.

Q: 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?

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 annually?

A: No. Members and sublessees are allowed to use all recreational and commonly used facilities including Golf at no extra fee. Storage spaces for RV's, trailers, and other equipment are available at a modest fee. Boat docking is also available for an extra fee.

Q: Is the cooperative 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.

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 COOPERATIVE DOCUMENTS.