

**FREQUENTLY ASKED QUESTIONS
FOR THE RESERVE AT SEA FOREST (“RSF”)**

RESIDENCE RELATED

1. Who currently owns The Reserve at Sea Forest?

RSF Pasco, LLC is the current owner. They obtained the property in the beginning of March. They are an investment company that acquires high quality communities for re-positioning and resale in the market place.

2. Do the units come with a warranty?

The seller provides a one year home warranty from an independent company. The sellers encourage the buyers to get a licensed home inspector to review the unit prior to closing. If items are noted as a safety or functionality concern, the repairs should be repaired. The sellers are not willing to do any cosmetic items to the units.

3. How many units have been built? How many total units will be in the community?

In the first phase, a total of 28 units have been constructed. 26 additional units will be constructed in Phase 2 for a total of 54 residences in the The Reserve at Sea Forest community.

4. Can I make upgrades?

The units are being sold As-Is. These are re-sales and not sales by the developer of the community.

5. Are you constructing new units? Can they be customized?

Yes. RSF Pasco LLC is accepting contracts for the purchase of new units. These units can be customized with a variety of finish selection options.

6. Is this unit (office) for sale?

Yes.

7. Can you carpet the stairs going into the garage or finish the rooms in the garage?

The seller cannot carpet the stairs or add anything to the lower floor due to the fact that the area is in the flood area. The seller will not make any alterations.

8. Are we allowed to have a grill on the porch?

You can put a grill on the screened in porch on the 1st floor. It is a violation of the fire code to place a grill on the 2nd or 3rd floor balconies.

9. Can the units be rented? If so how long does the lease have to be?

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The units can be rented on a short term or long term basis. The minimum rental period is two (2) weeks.

10. Why are there holes in the garage walls?

The holes in the garage are a requirement of the building code and allow for free flow of water in case of any flooding. It allows the water to move in and out of the garage without adding pressure to any of the structural components of the residence.

11. Are any of the Aruba’s or Bermuda’s end units?

No. All end units are Cayman models.

12. What are the walls between the units constructed of & will it muffle the noise coming from my neighbors?

The party walls, the walls between residences, are all constructed of block. This should provide sufficient insulation against noise from neighboring residences.

13. If a pipe breaks in the wall / if there is a fire who is responsible for getting it fixed and the damage? Is it covered under the HOA fees?

If a pipe breaks in between the units the owners of the units are required to fix it. If a fire breaks out the units owners are responsible for paying for the interior damages the HOA insurance will cover the building and any common areas. However, if a unit owner is directly responsible for the cause of the fire, then that unit owner may be responsible for the damages to all units affected. Please refer to the declaration and consult with the management company regarding the association’s insurance.

ELEVATORS

14. Is the elevator included?

Some units have elevators. Others with closets are designed so that an after market elevator can be installed very easily. The contractor that built the homes at The Reserve at Sea Forest can provide quotes. Please contact Onicx Construction at 813-964-0967.

15. How much is an elevator?

Elevators usually cost about \$20,000.

16. What happens if the power goes out and I’m in the elevator?

The elevators have a safety feature in them so if the power goes out the elevator goes to the next lowest floor. They also have a phone in them to make emergency phone calls.

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BOAT SLIPS RELATED

17. Are the boat docks for everyone’s use?

Boat docks are available for purchase with the units. Owners of residences in RSF may purchase either a.) the exclusive right to use one of the onsite slips within the RSF community or b.) a boat slip at the condominium known as Dockside at Gulf Landings. You must be a unit owner to purchase an onsite boat slip, however the Dockside at Gulf Landings may be owned by any legal person or entity.

18. How much does a dock cost?

Boat docks are \$25,000

19. Do you have to have a unit on the water to get a boat dock?

You do not need to purchase a unit on the water to purchase a boat dock but you must purchase a boat dock to use it.

20. Can you put a lift on the docks?

You may put a lift on the dock as long as it doesn’t interfere with the other docks.

21. Is there an additional monthly fee for owning a boat dock?

Owners of the onsite boat docks have an additional monthly maintenance fee of \$30.64 and this covers maintenance of common areas on the docks, water and electricity. If you purchase an offsite boat dock there is a maintained fee of \$65.07. Please see the specific association and condominium budgets for both at <http://www.thereserveatseaforest.com/forms.html> for more information on what is covered in the monthly fees at each.

22. How long does it take to get to the Gulf of Mexico from here?

It takes approximately 25 minutes to get to the Gulf of Mexico from our onsite boat slips, a few minutes less from the offsite boat slips.

23. How deep is the water and how big of a boat can you put in the slips?

The water in the canals around Gulf Harbors including Sea Forest at low tide may be as low as 4 feet. The size of the boat depends on the draft, but generally boats up to 40 feet with a corresponding draft of less than 4ft are common.

24. Do I have to wait for high tide to leave or come in?

Generally no, unless you have a boat with a larger draft.

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HOA RELATED

25. What do the HOA fees include?

The HOA fees include the following:

- Hazard, Wind, & Flood Insurance
- Electricity for the common areas & security gates
- Lawn maintenance
- Security Cameras
- Maintenance for the outside of the buildings & common areas
- Reserves for the exterior including roof, paint, etc.

Please see the budget at <http://www.thereserveatseaforest.com/forms.html> for full information.

26. If the HOA fees include insurance do I have to carry a separate policy?

The insurance policies cover the outside of the buildings and common areas we strongly suggest that you carry a policy to cover the interior of your unit known as a HO6 Policy.

27. Do we have to be included in the Gulf Landings Association and Gulf Harbors Beach Club? How much are the fees?

It is mandatory to join The Gulf Landings Association and the Gulf Harbors Beach Club. The fees are \$130 per quarter for Gulf Landings and \$120 per year for the Gulf Harbors Beach Club.

28. What does the Gulf Landings Association fees include?

The Gulf Landings Association fees provide residents to the amenities at the Gulf Landings recreation center, which include: the Clubhouse, Pool, Sauna, Jacuzzi, Tennis Courts, and Boat Ramp.

For additional information, please contact Jennifer Harper (Sales Manager) at 352-279-5529.

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