

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Crescent at Miramar Beach

As of **August 2025**

Name of Condominium Association

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

A: Refer to Article VI of the Declaration of Condominium for details. Membership in the Association shall be restricted to all of the record owners of the units in The Crescent at Miramar Beach. On all matters upon which the membership shall be entitled to vote, each member shall be entitled to one vote for each unit owned at The Crescent at Miramar Beach.

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

A: Refer to Article XII of the Declaration of Condominium for further details. Residential Use Restrictions Include but are not limited to: 1. Residential or Rental Use Only; no subletting. 2. Use of common elements is subject to the rules and regulations. 3. No immoral, improper, offensive or unlawful use shall be made of any unit or of the common property.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: Refer to Article XII of the Declaration of Condominium, Amendment of the Declaration BK:3172 Pg:2585 Recorded 12-08-2020, and Amendment of Declaration: Bk:3277 Pg:2927 Recorded 01-06-2023. In summary: Residential or Rental Use Only, no subletting. If owner or owner's immediate family is not in the residence, at least one person 25 or older to occupy the unit, & resort fee.

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

A: Assessments are paid monthly on the first day of the month. Assessments are based on unit type as outlined in the Declaration of Condominium. Please refer to the approved 2025 Budget for further details. 2025 Regular Monthly Assessments by unit type: A:\$2423, B: \$1,295, C: \$1,628, D: \$1,607, E: \$1,869, F: \$1,344, G: \$1,628.

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: Originally the planned development was to include a Master Association, "Miramar Beach Master Association, Inc.". The corporation appears to have been dissolved in 2000. To my knowledge no assessments are paid to this association or any others outside of The Crescent at Miramar Beach at this time.

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: Not to my knowledge.

Q: Is the condominium 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: Not at this time.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

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 CONDOMINIUM DOCUMENTS.