

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET  
PORTOFINO CONDOMINIUM APARTMENTS OF PALM BEACH, INC.**

**January 1, 2026**

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

A: Each unit owner is granted one (1) vote for each unit owned.

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

A: Each unit is restricted to residential use by the owner or owners.

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

A: No owner or owners of any Unit shall permit use of the same for transient, hotel or commercial purposes. No Unit shall be leased or sub-let by any unit owner more than one time in any period of 12 consecutive months, nor for any single period of more than 12 months. Renewals of such leases shall require the same procedure as initial leases; and the procedure involved in both initial and renewal leasing (i.e. application, references, interview, etc.) shall be the same as that followed in the sale and purchase of an apartment. No owner or owners shall lease a unit during the first twelve (12) months immediately after such owner(s) acquire a unit.

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

A: Studio - \$633.17/monthly, 1 bedroom - \$1,205.55/monthly, 2 bedrooms - \$1,656.34/monthly,  
2 bedrooms + Den - \$1,875.19/monthly

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

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: YES, litigation regarding the carport.

**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.**