

Monthly Maintenance Fee: \$420.00

Garden Bay Condominium Association, Inc. (the "Association") was created to preserve the value of your new residence and compliment the Garden Bay lifestyle. In addition to managing the daily operations and finances of the Condominium, the Association also secures required insurance coverage, maintains reserve savings for future repairs, and provides for the upkeep of all grounds and common elements of the Condominium. The Association is professionally managed to ensure that you receive the highest level of quality service in a cost effective manner. Monthly fees provide the following services and benefits:

- Property, casualty and windstorm insurance that covers the entire exterior of the building, as well as all common elements and amenities (finishes and personal property within the residences are not covered by the Association and require individual homeowner's insurance).
- Maintenance of the exterior and common elements of the building – such as the garage, roof, generator, fire pump and elevator.
- Upkeep of the condominium grounds, landscaping and amenities – such as the irrigation system, pool and spa.

- Water, sewer, common electric, trash-removal and standard cable television services for all residences and common areas.
- Pest control and extermination services.
- Contribution to a reserve and replacement fund for future improvements and repairs.

Within the residence, Owners are responsible for their own electric and telephone service, internet service provider and digital or premium television channels. The appliances, hot-water heaters, air-conditioning and heating equipment serving each residence are the Owner's property and are covered by the manufacturers' warranties. Owners are responsible for payment of annual property taxes on their residence.

Owners should establish fire and casualty insurance covering personal property within their residence, including appliances, cabinets, window treatments, wall coverings and personal furnishings. A general liability insurance policy for each residence is also recommended.

The maintenance fee is due and payable to the Association on the 1st day of each month.