

SIENA AT BELLA COLLINA

WHAT UNIT TYPES ARE THERE?

Unit Type 2-	2 Bedroom 2 ½ Bath 1,446 Approx. Total Sq. Ft.
Unit Type 2D-	2 Bedroom 3 Bath Den 1,646 Approx. Total Sq. Ft.
Unit Type 3-	3 Bedroom 3 Bath 1,646 Approx. Total Sq. Ft.

WHAT ARE THE ESTIMATED CONDOMINIUM ASSOCIATION FEES AND SHARED FACILITIES FEES IN TOTAL?

<u>Unit Type</u>	<u>Condo Association Fees</u>		<u>Shared Facilities Fees</u>		<u>Total Estimated Fees</u>
Unit Type 2 (1,446 SF)	\$379.58 per month	+	\$85.56 per month	=	\$465.14 per month
Unit Type 2R (1,446 SF)	\$379.58 per month	+	\$85.56 per month	=	\$465.14 per month
Unit Type 2D (1,646 SF)	\$432.08 per month	+	\$97.39 per month	=	\$529.47 per month
Unit Type 2DR (1,646 SF)	\$432.08 per month	+	\$97.39 per month	=	\$529.47 per month
Unit Type 3 (1,646 SF)	\$432.08 per month	+	\$97.39 per month	=	\$529.47 per month
Unit Type 3R (1,646 SF)	\$432.08 per month	+	\$97.39 per month	=	\$529.47 per month

WHAT IS INCLUDED IN THE CONDO ASSOCIATION FEES?

Bulk Select TV Service for Condominium Units
 Bulk High-Speed Internet Service for Condominium Units
 Potable Water for Condominium Units
 Trash Rooms and Waste Collection Service
 Nightly Security Between 9:00 PM and 5:00 AM
 Utilities, Cleaning, Repairs and Maintenance of Common Areas
 Landscaping and Irrigation of Common Areas
 Reserve Funds for Common Areas
 Condominium Insurance Policy
 Property Management Fees

WHAT ARE THE SHARED FACILITIES?

Reception and Lounge Area
 Fitness Center
 Heated Pool, Pool Deck, Pool Pavilion
 Conference Room
 Meeting Space
 Parking Area

ARE THERE ASSIGNED PARKING SPACES?

Parking spaces will be assigned at closing. Each Condominium Unit will receive two (2) assigned parking spaces.

WHAT ARE MY MEMBERSHIP OPTIONS FOR BELLA COLLINA AND WHAT IS INCLUDED?

As a Condominium Unit Owner at Siena, privileges include use of a tailored membership to the Club at Bella Collina. That means enjoying the use of the two Club restaurants, relaxing in the full-service spa and salon, plus opportunities to socialize with other members at private events. Your Club privileges may be upgraded to enjoy the 18-Hole Nick Faldo Signature golf course, in addition to the resort pool, clay tennis courts and fitness center.

ARE THERE RESTRICTIONS FOR RENTING MY PERSONAL CONDO?

Condominium Units may be rented on a 31-day minimum term. Condominium Unit Owners will handle all rental processes directly with renter. Prior to guest arrival, the Condominium Unit Owner must complete a rental form and submit such form to the Condominium Association for review and approval.

DO I NEED INSURANCE FOR MY CONDOMINIUM UNIT?

Condominium Unit Owners will need to obtain personal property and general liability insurance for their own Condominium Unit. Condominium Unit Owners will also need a liability rider if renting out their Condominium Unit.

Please refer to DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR SIENA AT BELLA COLLINA TOWER and DECLARATION OF SIENA AT BELLA COLLINA, A CONDOMINIUM, for further reference.

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER.

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