

SANTA ROSA DUNES CONDOMINIUM

900 FORT PICKENS ROAD • PENSACOLA BEACH, FL 32561 • PHONE (850) 932-0749

Dear Owner:

I would like to take this opportunity to welcome you to our complex and look forward to meeting you if I have not already done so. The following is an informational package of data that I have put together for your files.

Your mailing address is as follows please include your unit #:

SANTA ROSA DUNES OWNERS ASSOCIATION, INC.
900 FT. PICKENS ROAD
PENSACOLA BEACH, FLORIDA, 32561

The complex was built in 3 phases and consists of 10 buildings. The amenities are 1 Clubhouse, 1-214,300 gallon 50'X100' swimming pool, 1 tennis court and 1 fishing dock. All amenities are complete.

Phase 1 consists of buildings #1, 2, 3 & 4. Phase II consists of buildings #5, 6,7 & 8. Phase III consists of buildings #9 & #10.

BUILDING UNITS BEDROOM/ BATH SQUARE FOOTAGE/ BALCONY

1,2,5,6	2	3	3	1495	161
EACH HAVE	3	2	2 ½	1215	161
3	4	3	2	1463	102
	8	2	2 ½	1215	161
4,7,8	3	3	2	1463	102
EACH HAVE	7	2	2 ½	1215	161
9, 10	12	1	1 ½	833	167
EACH HAVE	12	2	2	1185	312

38- 2BEDROOM 2 ½ BATH
13- 3 BEDROOM 2 BATH
8- 3 BEDROOM 3 BATH
24- 1 BEDROOM 1 ½ BATH
24- 2 BEDROOM 2 BATH
=107 UNITS

Phase 1 buildings # 1,2,3&4 has 31 units, phase 2 buildings # 5,6,7&8 has 28 units and phase 3 buildings #9 &10 has 48 units.

Santa Rosa Dunes is a leasehold property we have a 99 year lease. The term of the lease commenced on November 15, 1958 and has 42 years remaining before it expires November 15, 2057. **We do have the ability to negotiate additional time to the lease 6 months prior to the termination of the existing lease.**

The articles of incorporation were filed on October 13, 1980.

The monthly dues are \$450 per month per unit. This is due and payable by the 10th day of each month. After this date a \$25.00 late fee applies along with interest at a rate of 18%. If your account is delinquent beyond 90 days it will be turned over for collection and foreclosure proceedings. You are responsible for all costs related to taking this action against your unit. The monthly dues cover the land lease, water, sewer, garbage, administration, legal, CPA, common area maintenance, reserves, and contracts for pest, lawn and termites..

ECUA charges a flat rate on the garbage pickup. It does not matter how many dumpsters we have or how many times they are emptied. Water is charged by consumption and sewage is charged by how much water is consumed. Please keep this in mind if you have leaky faucets or running toilets and have them fixed promptly.

On Wednesday November 28th, 2012 Santa Rosa Dunes started a recyclable program that ECUA offers at no charge to you. The recyclable pick up day will be every Wednesday. There is no need to separate any of the glass, plastic, cardboard or aluminum as it all goes in the dumpster and is separated at their site.

The dumpster at building #7 is gray with a black top and is clearly marked as a recyclable dumpster.

The placement is in an area that is most centrally located on the property and convenient to all owners and tenants.

Please do not put regular garbage in this dumpster. There are garbage dumpsters located on other areas of the property for your regular garbage.

If you lease your unit please forward this information to your tenants.

When you purchase a unit your share of responsibility is divided equally between the units. All assessments are computed by dividing the whole amount due by 107.

There are 2 separate assessments during the year. The amounts can vary annually and that is why they are collected separately;

Property insurance for 2014/2015 \$1,511.00 per unit was assessed. (this amount is usually assessed in September pending receipt of bids and is due October 1st annually. The policies renew September 23rd annually)

Cable TV is based on a fiscal year and the 1/1/15 - 12/31/15 has been set at \$540.00 per unit (this amount is assessed in October annually and is due 12/15 annually). The rate is higher because we combined the high speed internet with the bulk cable package.

MSBU is no longer collected by the Association and is included on your Ad Valorem tax bill.

Each owner is responsible for his plumbing lines from the turn on valve (including the valve) to his or her unit. The association is responsible for all plumbing from the turn on valve to the ECUA meter and beyond. Each owner is responsible for his or her own electric lines from the breaker box inside the unit. (including the box and breakers) The association is responsible from the breaker box to the Gulf meter bank outside including the meter bank. We have the locks on a master key system. If you change your locks make sure your locksmith puts it on our master system and provide me with a key for my file. If you or your tenant locks themselves out I will give them the key on file and not my master. For reference we use Joe with The Lock pro and his number is 850-207-4098.

Our Annual membership meeting is held the second Saturday in March at 10:00 am in the Clubhouse. Board meetings are the second Saturday and are set for every other month beginning in January unless a conflict in schedules or emergencies occur.

All of our amenities are complete and consist of 1 swimming pool, one dock, one tennis court and two shuffleboard courts.

If you change your locks please make sure I get a copy for my file and have it keyed to the master. Joe with Lockpro is who we use and is knowledgeable to our key system. 850-207-4098

I am on call for emergencies and my cell number is 850-232-7514.

Welcome to our complex and I am sure you will enjoy Santa Rosa Dunes. I think have covered all the information that you as an owner might have. Should you have any further questions you can call me @850-932-0749 and I will do my best to assist you.

Sincerely,
Denise Abbott
CAM