

MARINA SAN PABLO TOWNHOMES (Inside the gate)

Questions & Answers

Who will be the Developer of the Townhomes?

Bove LLC and Remi Properties will be the master developer of the townhome buildings and/or condo tower.

Why is there minimal traffic or no one at the sales center?

We have changed our emphasis to bring the townhomes to market and have discontinued our extensive advertising of Aphora. Condo activity at the sales center will resume once we formally launch the townhome product.

Will the Townhome visual impact be different than single family?

The building height, elevations and building massing will be the same. The only difference will be that the townhomes are attached and will not have side yards with landscaping. Because the homes are essentially ninety degrees to the existing Tower, visibility to the Intracoastal will not be impaired. The townhomes are effectively zero lot line and preclude swimming pools and swing sets in rear and side yards.

What will be the differences in the Master Association Dues?

Dues for 119 homes:	\$192	
		<u>Units</u>
MSP 1		56
Aphora		57
Single Family		<u>6</u>
		119
Dues For 125 homes:	\$182	
MSP 1		56
Aphora		57
Townhome		<u>11</u>
		125
Dues For 77 homes:	\$296	
MSP 1		56
Aphora		-
Townhome		<u>21</u>
		77

A separate HOA will be formed for the maintenance of the townhomes. All of the townhomes and condominiums will remain part of the Marina San Pablo Master Association. There will not be any new or separate amenities for the townhomes.

The current dues without the developer's contribution are \$407 per month. With the developer's contribution the current dues are \$300 per month.

Will there be any change to the Marina assessment?

The conversion from single family to the coach homes will not have any effect on the Marina assessments. Individual fees will be the same.

What is required from the City to change from Single Family to Townhomes?

A modification to the current PUD will be required to add townhomes as an alternative use and modify the number of existing single-family dwelling lots from six to eleven townhomes. Five will be on the Intracoastal Waterway and six on the marina.

Has the Developer conducted a market study?

Townhomes have become very popular in the Southeast market. Atlanta has enjoyed tremendous success with this type of product. Locally, the Channelside project on Beach Boulevard has been successful at selling 2 homes per month and only has 4 of 26 remaining. Their sales prices continue to escalate.

What will the Townhouse look like?

The architecture for the townhomes and will be blended with Marina San Pablo including stucco exterior and tile roofs.

The townhomes will range in size from approximately 2,500 SF to 4,000 SF and with a price range of \$750,000 to above \$1,300,000.

Each townhome will have an enclosed dual-car garage and private motor court.

The allowable building height will not exceed 35 feet as currently included in the existing PUD for single-family homes. The minimum lot width for these eleven residences will not be less than 36 feet (see attached images).

