

# Sorrento at The Colony Condominium Association

## Frequently Asked Questions and Answers

As of January 01, 2026

**Q: What are my voting rights in the condominium association?**

**A:** There are 72 residences in Sorrento, a Condominium, and the owner of each residence has one indivisible vote, which may be cast in all matters, which require a vote of the owners. Voting rights and procedures are described in Article II, Section 2 of the By-Laws.

**Q: What restrictions exist on my right to use my residence?**

**A:** Use restrictions include residential use, minors, pets, nuisance, parking, antennas and signs, access, stairs and halls, common elements, garbage, fire hazards, leasing and association. Please refer to Section 12 of the Declaration of Condominium and the Rules and Regulations.

**Q: What restrictions exist on the leasing of my residence?**

**A:** The Board of Directors must approve all leases of Residences. No Residence may be leased for a period less than 30 days, no more than 3 times per year. There is a formal application process. For additional information, please refer to Section 14 of the Declaration of Condominium.

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

**A:** Regular assessments based on the Association's annual budget are payable quarterly, in advance, due on the first day of January, April, July, and October. The share of common expenses payable by each unit varies with the size and style of the unit as found in the Declaration of Condominium. The 2026 assessments for operating expenses, contingency, and reserves, are as follows:

2026 Assessments per Residence	Quarterly	Annual
Typical 01	\$4,849.21	\$19,396.84
Typical 02	\$4,117.36	\$16,469.44
Typical 03	\$4,024.48	\$16,097.92
Typical 04	\$4,849.21	\$19,396.84
Penthouse 01	\$5,895.80	\$23,583.20
Penthouse 02	\$6,283.66	\$25,134.64
Penthouse 03	\$5,895.80	\$23,583.20

**Q: Do I have to be a member in any other association? If so, what is the name of the association, what are my voting rights in this association, and how much are my assessments?**

**A:** Yes, you are automatically a member of the following Associations, with voting rights and present assessment obligations, which are subject to change annually, as follows:

- 1) The Pelican Landing Community Association, Inc. - one vote per residence. – (Phone): 239-947-5977
  - Resale capital assessment: call for total
  - Operating assessment: call for total
- 2) The Colony at Pelican Landing Foundation, Inc. – one vote per residence. – (Phone): 239-390-4745
  - Resale capital assessment: call for total
  - Operating assessment: call for total
- 3) The Colony – The Bay Club – (Phone): 239-992-2100
  - Annual dues: call for total
- 4) Bayside Improvement District/Pelican Landing - (Phone): 239-495-6008
  - Capital and operating assessment for creation and operation of infrastructure. Appears as non-ad valorem assessment on Lee County property tax bill for fiscal year October 1 – September 30:  
Call for total

This information was provided by the above referenced associations.

**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?**

**A:** No.

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.