

ROSEWOOD RESIDENCES *NAPLES*

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Unless otherwise expressly provided for in the governing documents for the condominium, all of the services, amenities and benefits made available to residential owners at the Rosewood Residences Naples are subject to change, replacement, modification or discontinuance. Fees for certain services may apply. Access to amenities may be subject to occupancy requirements and hours of operation.

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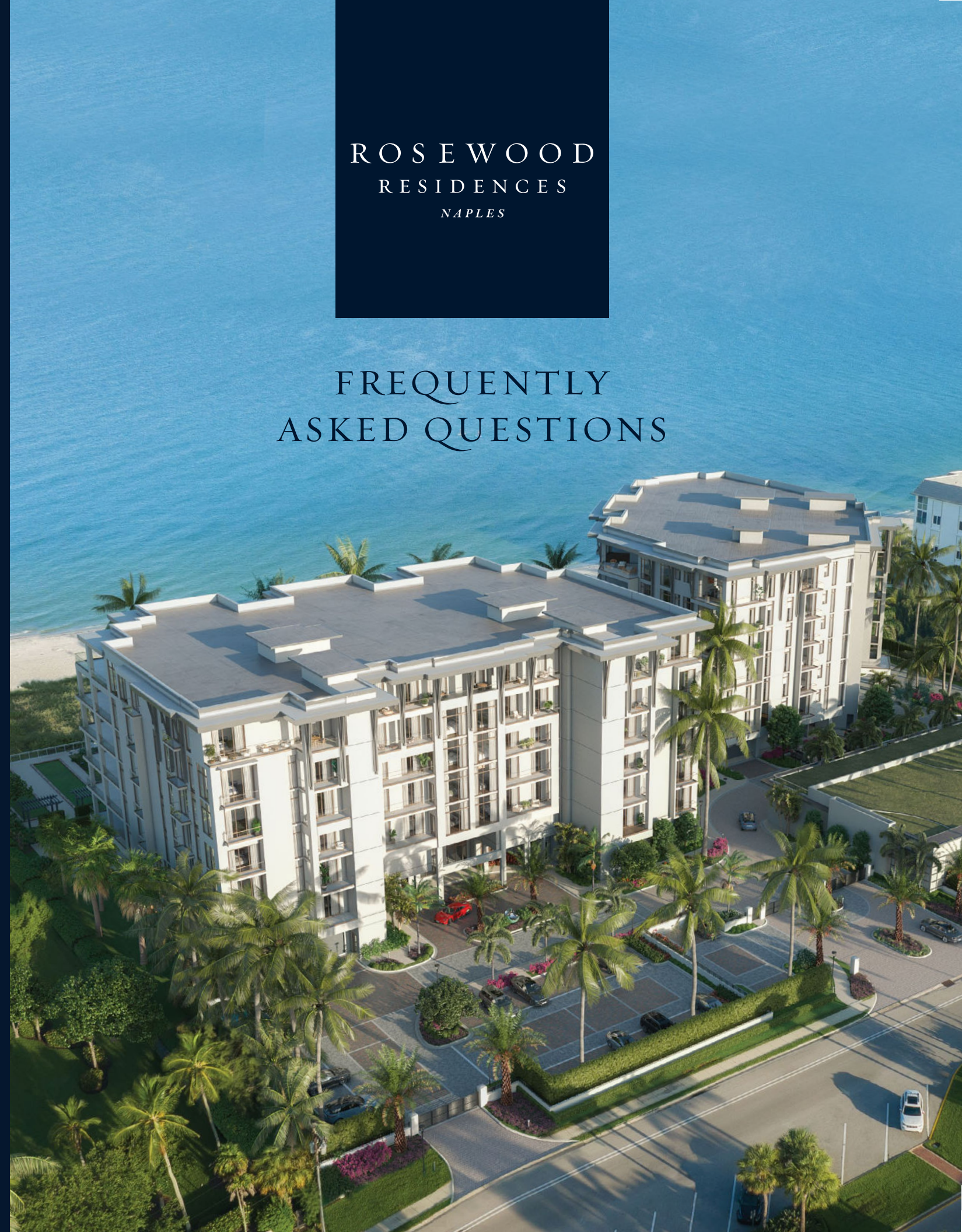
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239-776-3060 · 1601gulfshoreblvd.com

Sales Gallery: 1400 Gulf Shore North, Suite 100, Naples, Florida 34102

ROSEWOOD RESIDENCES *NAPLES*

FREQUENTLY ASKED QUESTIONS



An **EXCLUSIVELY RESIDENTIAL ROSEWOOD RESIDENCES**

Developed by The Ronto Group in partnership with Wheelock Street Capital

Just 42 private residences on 7 floors with unobstructed Gulf of Mexico views

Absolute beachfront – step outside to pristine miles of sugar-soft sand beaches

Sophisticated design by MHK Naples

An engaging landscape & beach club designed by Architectural Landscape Design

All common areas designed by Lillian Wu Studio, NY

Expansive floor plans & unparalleled feature & finish selections

Steps to Park Shore boutiques, restaurants, salons & spas, just down the street from downtown Naples’ galleries, theaters, ballet & opera

WHERE IS ROSEWOOD RESIDENCES NAPLES LOCATED?

Rosewood Residences Naples is located on Gulf Shore Boulevard in Naples, Florida. The sales office is located at: Ronto Realty, 1400 Gulf Shore Blvd N #100, Naples, FL 34102. Phone: 239-776-3060.

HOW MANY RESIDENCES ARE AT ROSEWOOD RESIDENCES NAPLES?

Rosewood Residences Naples has 42 beachfront condominiums. Your Sales Associate will provide current availability upon request.

WHAT ARE THE STANDARD CONDOMINIUM SIZES AT ROSEWOOD RESIDENCES NAPLES?

Approximate square footages:

Residence 01	5,090 AC	Residence 06	5,739 AC	PH 01	7,010 AC
Residences 02/03	5,444 AC	Residence 07	6,012 AC	PH 02	6,243 AC
Residence 04	4,512 AC	Residence 08	5,094 AC	PH 03	5,170 AC
Residence 05	4,226 AC			PH 04	9,589 AC
				PH 05	9,673 AC

WHAT ARE THE CEILING HEIGHTS?

Typical residences have 11'6" ceilings (per plan, except where dropped). Penthouse residences have 12'6" ceilings (per plan, except where dropped).

WHAT GARAGE AND STORAGE IS AVAILABLE AT ROSEWOOD RESIDENCES NAPLES?

Typical residences are assigned two parking spaces and Penthouse residences are assigned four parking spaces. Each residence is assigned one storage unit. Your sales associate will provide details and availability.

WILL THERE BE GAS IN THE COMMUNITY?

The kitchen cooktops are gas. The summer kitchen on the terrace has a gas grill.

ARE PETS ALLOWED?

Yes, two common domestic pets are allowed. (Behavior restrictions apply.)

ARE THERE GUEST SUITES AVAILABLE FOR USE?

Yes, there are three guest suites on property.

CAN WE RENT OUR HOME AFTER WE CLOSE?

Yes, we require a nine-month minimum lease.

WHAT ARE THE CONDOMINIUM PRICES?

Your Sales Associate will provide current pricing for available units.

WHAT DEPOSIT IS REQUIRED?

A \$1,000,000 initial deposit is required upon execution of the purchase contract. Within fifteen (15) days of signing the contract, the balance of 40% of the purchase price will be due. The balance of Purchase Price Due at Closing — subject to Closing costs, prorations and adjustments set forth in the Contract.

WHAT DEPOSIT IS REQUIRED FOR OPTIONS?

Orientation for options and upgrades is provided through BCBE Construction LLC’s Finishing Touches Program. The Finishing Touches Coordinator will discuss the details, cut-off dates and payment requirements with you.

HOW MUCH ARE ROSEWOOD RESIDENCES NAPLES HOA FEES AND WHAT IS INCLUDED?

The fees include all Association operating expenses including: administration, payroll, building cleaning and maintenance, insurance and utilities for the Association, water and gas for the residences, plus reserves. It also includes amenities such as Association owned golf carts for resident and guest use, concierge services, valet, and towel service for pool and fitness facilities. An additional one-time Working Capital Contribution equal to two months Assessments, (determined by unit type above), is due at closing. Your sales associate will provide current fees per unit.

WHAT ARE THE PROPERTY TAXES?

For tax information, please refer to the following website: www.colliertaxcollector.com



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