

Dear Fellow Orleans Owner,

It has been brought to our attention that you may be contemplating or in the process of selling your condominium here at The Orleans. Although we hate to see you leave, enclosed are some documents that might help the selling process go a little smoother.

1. INTENT TO SELL OR CHANGE TITLE

According to our Declaration of Condominium document “No unit owner may dispose of a unit or any interest therein by sale without approval of the Association except to a unit owner” and “A unit owner intending to make a bona fide sale of his unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably request.” Please fill out this form and return it with the application fee to Argus Management at the address listed.

2. REAL ESTATE AGENT’S INSTRUCTIONS

Please give this information sheet to your real estate agent.

3. ORLEANS RULES/REGULATIONS AND OWNER’S POLICIES

Be sure anyone planning to purchase your unit receives a copy so they may look it over prior to their interview with a member of our Board of Directors.

4. INTENT TO PURCHASE

Give this form to purchaser to fill out and return to Argus Management.

Please remember that Orleans owners voted at their recent Annual Member’s Meeting to limit the number of units that can be rented here in the building to ten. Since our current numbers are well above that, anyone who purchases your unit at this time will not be allowed to rent it until those numbers fall below ten. You also need to inform potential buyers that in the near future all owners will be required to pay an assessment to help pay for damages caused by hurricane Ian. At this time the exact amount of that assessment is unknown, but preliminary estimates are \$13-15,000 per Unit.

We hope the sale of your unit goes smoothly. If you have any questions about that process or anything in this letter please contact Argus Management.

Sincerely,

Orleans Condominium Association Board of Directors