



Frequently Asked Questions

DUES & TAXES

What are the monthly association dues for this residence?

Each residence will have its own assessment. Your sales associate will share with you the assessment for the residences in which you are interested. Assessments range from \$1,164 to \$1,210 per month for three bedroom units and \$1,291 to \$1,301 for two bedroom units.

What are the taxes for this residence?

The rate is 1.25%. In the first year of ownership, the rate is applied to the purchase price. Thereafter, the rate would be applied to the assessed value.

Is there a risk for major increases in the association costs in the future?

The association budget was subject to rigorous evaluation by the State of California's Department of Real Estate to ensure that sufficient funds are available via regularly collected dues to pay for all anticipated association activities. As part of this process the developer has made a \$405,535 deposit to serve as the reserve fund. The association is subject to market fluctuations in costs for items such as insurance and labor. Dues will vary over time to accommodate these fluctuations. Ultimately, the association will be controlled by its property owners who will have the latitude to increase or decrease services and dues.

ASSOCIATION SERVICES

What services are included in the association?

Concierge service, on site security (hours will vary based on time of year; 24 hours during peak season), fitness center, dog walk, storage, common area maintenance, and property insurance for the common areas.

What does the concierge provide? What are their hours?

The concierge will provide services including making reservations, finding vendors and arranging transportation. At VUE, the concierge will also assist with package receipt and delivery, with providing entry into owners' residences to authorized vendors and with facilitating access to Duffy Boats, Stand Up Paddle Boards, and Beach Cruisers.

Does the concierge facilitate grocery and other deliveries to my residence?

Yes, if an access waiver has been signed, deliveries can be made to a residence or can be held at the on-site management office in Building H.

Can the concierge let repairmen into my residence?

If a resident signs an access waiver, the concierge will provide access to repairmen.

How is security handled?

There will be on site security during regular business hours and 24 hours a day during peak seasons. Security will operate out of their on site office in Building H.

Who is in control of the association? When does the developer relinquish control?

Members of the Home Owners Association include owners of both the residential and commercial units. The Board at the outset, is controlled by representatives of the developer. After units are sold, the owners can vote in their own directors, as set forth in the CC&R's and controlled by the State Statute.

PARKING

As an owner, where do I park?

Each residence comes with an attached private garage, which will provide direct access to residences via private elevator.

Where do my guests park?

Guests may park for free in the parking spaces located in the 156 space underground parking garage.

TIMING

When can I close on the property and move in?

Construction is expected to be complete by the end of June, 2017, but is dependent on the city's building department to provide a certificate of occupancy. Currently projecting ability to convey residences ready for move-in by August 1, 2017.

Are there any restrictions on when I can sell my residence?

No.



MARINA

Do we have priority access to lease a slip in the marina?

Purchasers at VUE will have the first opportunity to lease slips. There are 19 slips relative to 27 residences.

What is the pricing for the docks?

The pricing for leases of the docks varies based on the length of the dock. If the boat is shorter than the dock, the lease will be priced based on the length of the dock. If the boat is longer than the dock, the lease will be priced based on the length of the boat. For further information and pricing details see Marina diagram.

If my guest docks at the common dock, what is the cost?

Duffy valet service will be offered to the public on a first come, first served basis for the general public at no cost.

Who owns the docks?

The developer will retain ownership of VUE Marina to ensure that residents enjoy the very best service and the marina is maintained at the highest standards.

How are they being managed?

Dock management groups are currently being interviewed to direct all aspects of marina operations.

Will there be any party boats?

There will be no commercial event boats moored at VUE.

RENTALS

Are there restrictions on renting my residence?

Owners may rent their residence for 6 months or longer. Shorter term rentals are not permitted.

PETS

What is the pet policy at VUE?

Dogs and cats are welcome with a maximum of two total animals in each residence.

Where do I take my dog out?

Residents will have access to an on site dog walk located in front of building B near the parking garage entrance. There are also a number of locations around VUE Newport. The Newport Community Marina, which has ample park space, is a 5 minute walk on W. Balboa Blvd.

SHOPPING, DINING AND OFFICE

What shops and restaurants can we expect at VUE?

The developer has successfully secured approvals from the city of Newport Beach allowing a fine dining restaurant in the ground floor space of Building C, as well as a casual restaurant on the ground floor of Building A.

The developer is focused on potential retailers who offer high end goods such as beach-oriented clothing, luxury eye wear and other marine-oriented products. They are working to secure a high quality coffee shop and a collection of restaurants that are complementary to the overall environment and quality of VUE. They are NOT entertaining discussions with bars or other businesses that engender loud noise or late night activity. All restaurants will be required to close by 11 PM on weekdays and might be allowed to stay open until midnight on weekends.

There is also office space on the second floor of the Building B.

Who will own the retail and office?

The developer will continue to own both the office and retail components at VUE Newport as well as the parking garage.

FINISHES & UPGRADES

What is included in my residence?

The appliances, including washer and dryer, as well as all typical fixed finishes. Window treatments are not included.

Are there upgrades available?

There are no upgrade options available from the developer. However, we have recommended vendors for audio/visual and closets in the secondary bedrooms.

STORAGE

Where do I store my recreational gear?

The garages for the residences were designed to be deep enough for storage depending on what type of car(s) are parked within them. The developer has also provided exclusive on-site storage space for the 3rd floor harbor view residents. For residents interested in additional storage space, a select number of storage units will be available for lease (rate is not yet determined).

BROKERS

Do you cooperate with buyers' brokers?

Yes. We pay a 2% commission when the buyers' broker is the procuring cause; accompanies the buyer on the buyer's first visit to the property, and executes the Real Estate Agent and Client Registration Form – no exceptions can be allowed.

SMOKING

Smoking is not allowed on Association Property or in Common Area. Nothing in these guidelines shall be construed to prohibit smoking within Exclusive Use Common Areas, such as balconies or patios, unless otherwise prohibited by law.

TRASH

Residents are provided trash receptacles that are conveniently located on the podium parking level of the property. These trash receptacles are emptied daily.