



## 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.

#### **Will HOA dues increase?**

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?**

On site security (hours vary based on time of year; 24 hours during peak season) and will operate from an onsite office located in Building H. Other services include a fitness center, dog walk, storage, common area maintenance, as well as property insurance for common areas.

#### **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 will vote in their own directors, as set forth in the CC&R's and controlled by the State Statute.

## TIMING

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

No.

## PARKING

### **As an owner, where do I park?**

Each residence comes with an attached private garage, which provides direct access to the residence via private elevator. Third floor harborside residences also come with an additional two car covered tandem parking space immediately adjacent to their private garage. Second floor harborside buyers have the option to purchase additional parking spaces on the podium level parking court. In addition, residents may also lease up to two additional parking spaces within the underground parking garage.

### **Where do my guests park?**

Guests may park in the 156 parking spaces located in the underground parking garage. Each resident will receive 200 hours of guest parking validation stickers per year to provide their guests.

## 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 that range in size from 40' to 75'.

### **What is the pricing for the slips?**

The pricing for slips varies based on the length of the slip. If the boat is shorter than the slip, the lease will be priced based on the length of the slip. If the boat is longer than the slip, 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?**

Slips 8, 9, and 10 will be offered to the public on a first come, first served basis at no cost.

### **Who owns the docks?**

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

### **Who manages the Marina?**

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 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, is a 5 minute walk on West Balboa Blvd.

## **SHOPPING, DINING AND OFFICE**

### **What shops and restaurants can we expect at VUE?**

The developer has successfully secured Pizza Press, a casual restaurant which is scheduled to open late 2018. In addition, a fine dining restaurant, Hamptons will be opening in 2019.

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 eateries 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.

## **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. In addition, there are furniture packages available from the interior design company that furnished the models. Inquire with sales representative for more details.

## 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 3<sup>rd</sup> floor harbor view residents. For residents interested in additional storage space, a select number of storage units will be available for lease (rate to be determined).

## BROKERS

### **Do you cooperate with buyers' brokers?**

Yes. We pay a 2.5% 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.