



PARK PLACE
ON GULF SHORE

FREQUENTLY ASKED QUESTIONS

WHERE IS PARK PLACE ON GULF SHORE?

Park Place on Gulf Shore is located on Gulf Shore Boulevard North, in Naples, Florida. This condominium enclave is comprised of just 15 exclusive residences in two 4-story buildings with magnificent Gulf and bay views and 11 available boat slips.

WHO IS BUILDING PARK PLACE ON GULF SHORE?

Park Place makes its debut with a highly acclaimed team including:

- Developers: Golub & Company and Barron Collier Companies in partnership with Foxrock Capital
 - Architecture: MHK Architecture
 - General Contractor: Conner & Gaskins Unlimited
 - Interior Design: Freestyle Interiors & Design
 - Sales & Marketing: William Raveis Real Estate
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WHAT ARE THE CONDOMINIUM SIZES OF PARK PLACE?

All 15 spacious, open floor plans are 3 bedroom, 3.5 baths with study.

Approximate square footages:

West Building Residences:

201 & 202	3,754 AC - 4,116 Total
301, 302, PH401, PH402	3,790 AC - 4,152 Total

East Building Residences:

201 & 203	3,175 AC - 3,683 Total
202	3,542 AC - 4,066 Total
301, 303, PH401, PH403	3,192 AC - 3,700 Total
302, PH402	3,542 AC - 4,066 Total

IS PARKING INCLUDED WITH EACH RESIDENCE?

Every residence receives 2 designated under-building parking spaces, one of which is equipped with an EV charging station. The West Building Penthouse residences will receive 3 designated under-building parking spaces, one of which is equipped with an EV charging station.

IS THERE STORAGE OUTSIDE OF THE RESIDENCES?

Every residence receives 1 individual storage area located on the first floor of the building.

WHAT ARE THE CEILING HEIGHTS?

All residences have 10' ceilings (per plan, except where dropped).

ARE THE APPLIANCES GAS OR ELECTRIC?

Each residence is equipped with a 36" Wolf gas range with 6 burners in the kitchen and a 36" Wolf gas grill on the terrace. All other appliances are electric.

ARE PETS ALLOWED?

Pets that are not breed or otherwise restricted by applicable laws and restrictions are allowed. There are no size or quantity limitations, although behavior restrictions apply.

WHAT ARE THE RENTAL POLICIES?

Each Unit Owner may lease their residence up to 2 times a year, for a minimum period of one hundred twenty (120) days. There is no restriction on the number of units that can be leased at any single time. Leases shall be subject to the prior written approval of the Association.

WHAT DEPOSIT IS REQUIRED?

A 20% deposit is required upon execution of the purchase agreement. An additional 20% deposit is required ten (10) days after Developer gives notice to Buyer that Developer intends to break ground on the project within 90 days of such notice. The total deposit is 40% with the balance of the purchase price due at closing, subject to closing costs, prorations and adjustments set forth in the purchase agreement.

HOW MUCH ARE THE HOA FEES AND WHAT IS INCLUDED?

The HOA 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 expenses for the common amenities on the property. There will be a separate HOA fee for all boat slip owners. Estimated fees for when the building is complete are contained in the condominium documents.

CAN I PURCHASE A BOAT SLIP?

There are a total of 11 boat slips that will be sold on a first-come, first-served basis.

WHAT SIZE BOATS WILL THE SLIPS ACCOMMODATE?

The boat slips accommodate boats up to 32' in length — 10-foot beam.

IS THERE A PLACE TO STORE PADDLEBOARDS OR KAYAKS?

There will be a rack located near the launch that will accommodate paddleboards and kayaks.

DO I HAVE ACCESS TO BOTH ROOFTOP AMENITY AREAS?

Yes, Unit Owners may access either building rooftops for their enjoyment with a keyless fob.

WHERE IS GUEST PARKING LOCATED?

The guest parking is located in between the 2 buildings with convenient access to either building.

WILL THERE BE STAND-BY GENERATOR(S) ON SITE?

There will be 1 generator for each building that will power specific areas of the building and units.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

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Park Place on Gulf Shore, A Condominium is located at 2020 Gulf Shore Blvd. North, Naples, FL 34102 and is owned and under development by 2020 Gulf Shore, LLC, a Delaware limited liability company ("Developer"). Residences within Park Place on Gulf Shore, A Condominium ("Units") are being offered for sale by the Developer. All depictions of matters of detail shown herein, including, without limitation, counters, fixtures, appliances and other items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Units. For a correct representation of the items included in the Units, see the Purchase Agreement. All items are subject to modification, change and/or being withdrawn at any time in the sole discretion of Developer.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements, including estimated time frames and dates, contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All references to square footage (or square meters) are approximate and the actual configuration may vary. You should not rely on any listed figures describing the gross area of a Residence. All Units are being sold based upon their type and location without regard to size. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Images throughout this brochure are artist renderings. Any drawings and depictions in this brochure are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences and should not substitute a detailed visit and evaluation of the property. The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. Actual improvements may vary and views may not be available from all Residences. Future development can modify, limit or eliminate views from a particular Residence. The information contained herein does not constitute an offer to any residents of NY, NJ, CA, CT, HI, OH, IL, MA or any other jurisdiction where prior qualification is required, unless the property has been so qualified or exemptions are available. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. Additionally, this brochure may contain or reference trademarks, copyrighted materials, trade secrets, technologies, products, processes or other proprietary rights of the Developer and/or other parties. No license to or right in any such trademarks, copyrighted materials, trade secrets, technologies, products, processes and other proprietary rights of Developer and/or other parties is granted to or conferred upon you.

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