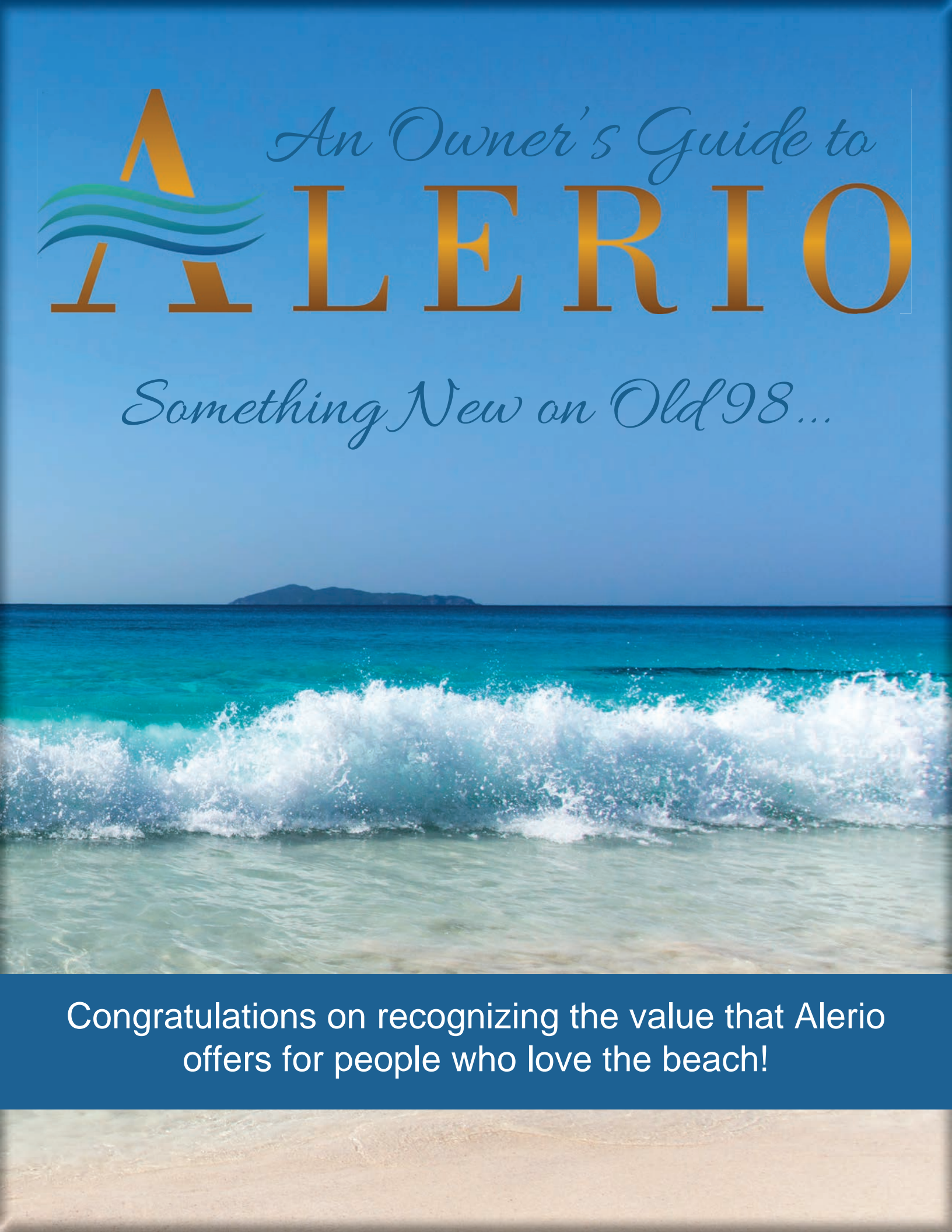




*An Owner's Guide to*  
**ALERIO**

*Something New on Old 98...*



Congratulations on recognizing the value that Alerio offers for people who love the beach!

## *Alerio Owners' Association:*

Coastal Properties Association Management will handle all aspects of management on behalf of the Alerio Owners Association and a licensed Community Association Manager.

(850) 231-2738

## *Monthly Association Fees are:*

- \$443 for 3-bedroom condos
- \$369 for 2-bedroom condos

## *The Monthly Fees Cover:*

- Exterior building maintenance (owners responsible for maintenance from drywall inward)
- Owners and flood insurance (excludes contents)
- Landscaping maintenance
- Pool and pool deck maintenance
- Gate and parking area maintenance
- Water and sewer
- Garbage collection
- Private beach access
- Basic internet and wi-fi
- Basic cable-TV
- Heated pool
- Pest Control

## *Features:*

Whether a two or three bedroom in Alerio, your place at the beach comes ready to enjoy with:

- Granite countertops in the kitchen and baths
- Hard surface flooring throughout
- Stainless appliances
- Washer & dryer
- 9-foot ceilings
- Crown molding in the living areas
- Balcony off the living area
- Secure keypad locks on exterior doors



## *Renting your condo:*

Renting your Alerio condo to other vacationers is easy and secure due to Alerio's on-site check-in office. Although you can use the rental management company of your choice, Alerio has selected Bliss Beach Rentals to operate the rental office. Bliss has offered Alerio owners one of the area's lowest rental management fees: 18%.

For more information contact:

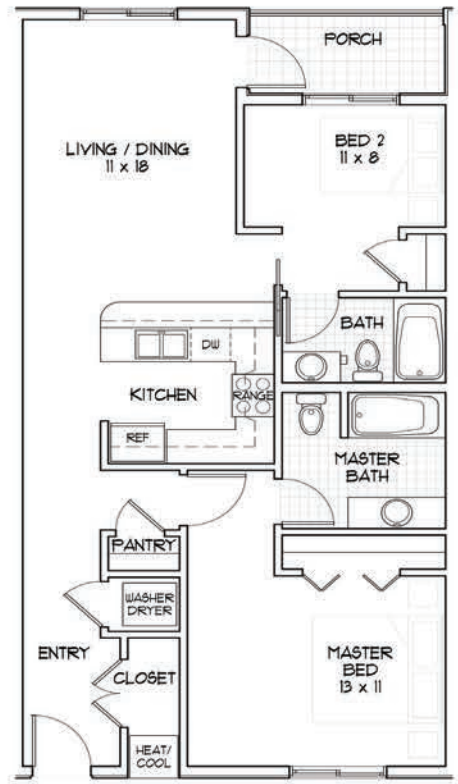
Jay Anneaux at 800-208-2324, Ext. 6 or [jay@fivestargulfrentals.com](mailto:jay@fivestargulfrentals.com)



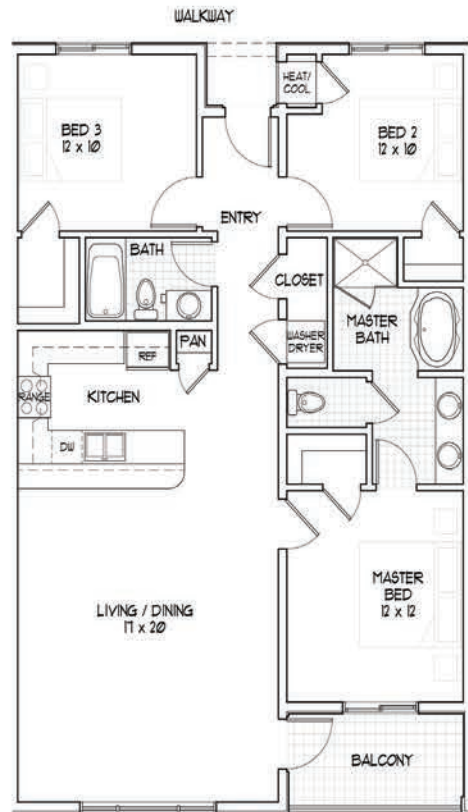


## Good Times at the Pool:

Make sure to enjoy the fantastic Alerio pool, hot tub and pool deck – complete with a Splash Pad for kids. Barbecue grills are also located in the pool area so you can grill a meal and enjoy it outdoors.



WALKWAY  
**TYPICAL 2 BED PLAN**  
 SCALE: 3/16" = 1'-0"

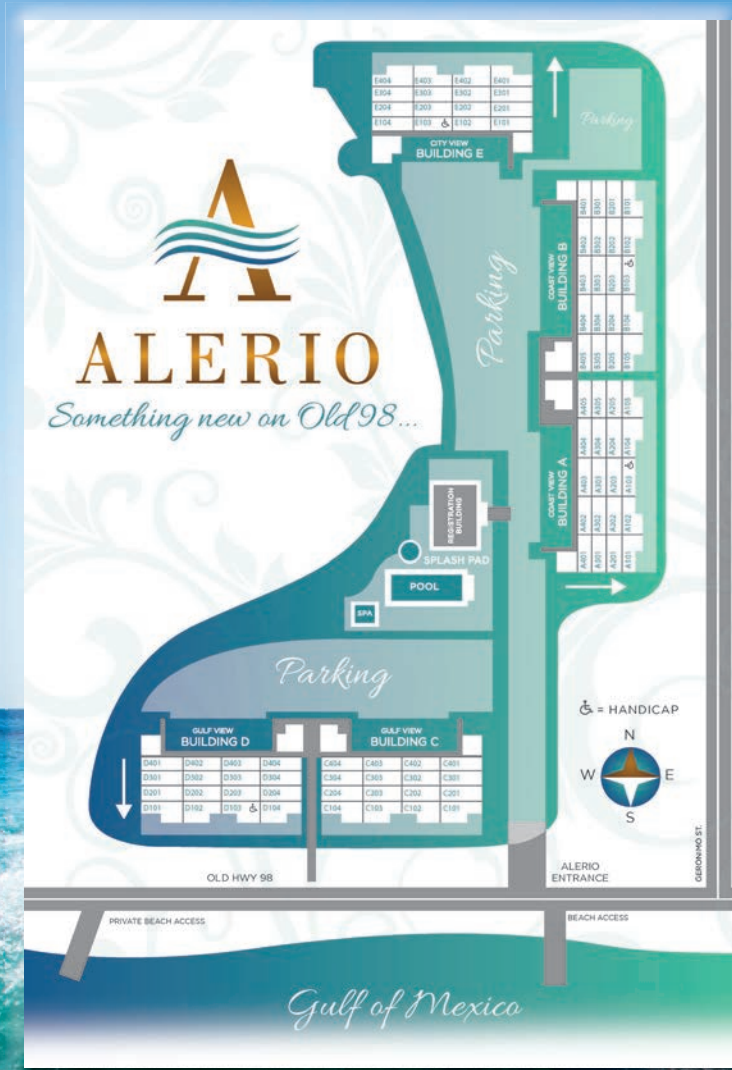


ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. SUBJECT TO CHANGE.

**TYPICAL 3 BED PLAN**  
 SCALE: 3/16" = 1'-0"

# Getting to the beach is quick and hassle-free at Alerio.

Your new condo is enhanced with two beach accesses: one directly across from the eastern boundary of the property and the other about a block to the west. The second one is a private beach access, which can only be entered through a locked gate.



For updates on construction or questions about how to purchase an Alerio vacation condo, please contact SRE at 850-267-8104 or [Alerio@sandestinrealestate.com](mailto:Alerio@sandestinrealestate.com)

Alerio is considered a condotel, allowing an on-site check-in office. Call for information on lenders offering condotel financing.