

## FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

### Avila at Palencia Master Association, Inc.

*Last Revised: January 1, 2026*

*The “Governing Documents” of Avila at Palencia Master Association, Inc. (“Association”) include, but are not limited to, the following, as may be amended and supplemented from time to time:*

- *Master Declaration of Restrictive Covenants, Conditions, Reservations and Easements for Avila at Palencia, as recorded in the Official Records of St. Johns County, Florida at Book 2344, Page 1971 (“Declaration”);*
- *The Articles of Incorporation of Avila at Palencia Master Association, Inc.;*
- *The Avila at Palencia Master Association, Inc. Bylaws as recorded in the Official Records of St. Johns County, Florida at Book 2344, Page 2014; and*
- *The Community Rules and Regulations as recorded in the Official Records of St. Johns County, Florida at Book 3496, Page 1972 (“Rules and Regulations”).*

*Prospective and Current Members should review and rely on the Governing Documents as it relates to specific information and governance of the Association. This Frequently Asked Questions and Answers Sheet is provided as a courtesy and as required by Florida law.*

**Q: What are my voting rights in the condominium association?**

A: Generally, one vote is allotted per unit. For more specific information on voting rights, see the Governing Documents.

**Q: What restrictions exist in the condominium documents on my right to use my unit?**

A: Use restrictions are set forth in Article IX of the *Declaration*. For more specific information on use rights, see the Governing Documents.

**Q: What restrictions exist in the condominium document on the leasing of my unit?**

A: Lease restrictions are set forth in Section 8 of the *Rules and Regulations*. For more specific information on lease restrictions, see the Governing Documents and sub-association documents.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

A: Currently general assessments are \$653.00 per quarter, which are due on the first day of each quarter. Please note that general assessments are subject to change pursuant to approval of the applicable budget year.

**Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**

A: Yes, you would be a member subject to the Palencia Property Owners Association of St. John’s County. All rights afforded to you as a member of the Palencia Property Owners Association of St. John’s County are enumerated in the *Declaration of Covenants and Restrictions for Palencia* recorded in the Public Records of St. Johns County, Florida at

Official Records Book 1666, Page 807. Please contact the management company for the exact assessment amount due to Palencia Property Owners Association of St. Johns County. Depending on which unit you own, you will also be subject to a sub-association. Please contact management for the exact name of the sub-association and the amount of assessments due to the sub-association for your specific unit, or use the following link to look up the associations subject to a particular unit number: <https://www.palenciaonline.com/addresses/>

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

**A:** All expenses related to rent or land use fees for recreational or other commonly used facilities are part of the quarterly assessments owed to the Association.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

**A:** No.

**Q: Is the condominium created within a portion of a building or within a multiple parcel building?**

**A:** No.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS, THE SALES CONTRACT, THE GOVERNING DOCUMENTS, AND THE CONDOMINIUM DOCUMENTS.**