

AVALON BEACH CLUB

Frequently Asked Questions and Answers

As of 2026

Q. What are my voting rights in the condominium?

The members of the Association shall be entitled to cast one vote for each condominium unit owned by them.

Q. What restrictions exist on my right to use my unit?

No business activity. No pet shall be allowed on or kept in any portion of the Condominium Property without the prior written approval of the Association. Pets are limited to 2 per unit, written approval required for excess of 2 pets per unit and must weigh less than 25 pounds each. See Declaration Article XII for additional pet regulations. Tenants are not permitted to have pets.

Q. What restrictions exist on the leasing of my unit?

May only have 2 rentals per year and all rentals must be approved by the Board.

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

Monthly dues. See the current budget attached.

Q. Do I have to be a member in any other association?

No

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities?

No.

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?

No.

Q. Is the community subject to additional phases or expansion?

No.

Q. Is the community professionally or self-managed? If professionally, what is the name of the company?

Professionally managed by Watson Association Management, 1648 SE Port St Lucie Blvd., Port St. Lucie, FL 34952

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS. THE ASSOCIATION ASSUMES NO RESPONSIBILITY FOR VERBAL REPRESENTATION.