

# AVALON BEACH CLUB

## Frequently Asked Questions and Answers

As of 2025

**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.**