



FAQ | FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET as of 01/2025

Q: What are my voting rights in the Condominium Association?

A: Each unit shall have one full indivisible vote in all matters.

Q: What restrictions exist in the Condominium documents on my rights to use my unit?

A: The condominium property will be subject to the Use Restrictions (Section 12) within Declaration of Condominium). Among other things the Community Declaration provides that each unit will be encumbered by a lien to secure payment of assessment due to the Community Association (for further detail see the Community Declaration, Section 19). The foregoing is only a brief Summary.

The Declaration of Condominium of Mansion La Palma at Bay Colony, a Condominium ("Declaration of Condominium") and the Community Declaration contain restrictions concerning the use and occupancy of the Condominium, including restrictions regarding the lawful uses; rules and regulations; parking; pets; flooring and other matters. All prospective buyers are urged to review these documents carefully. The foregoing is only a listing of some of the restrictions.

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

A: Entire Units may be leased once a calendar year for no less than 90 consecutive days. All leases are subject to approval as set forth in the Declaration Condominium (Section 19). Tenants and guests shall not be permitted to have animals.

Q: How much are my assessments to the Condominium Association for my unit type and when are they due?

A: Quarterly assessments are based on Mansion La Palma 2025 Approved Budget. Please see budget for current dues.

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: You as an individual unit owner are required to be, in addition, a member of the Bay Colony Community Association, Inc. and the Pelican Bay Foundation. You have one vote per unit. The annual dues are payable at the beginning of each calendar year, assessments are shown in Budget.

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: N/A for Mansion La Palma.

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. In 2023 MLP settled a cost sharing dispute. MLP is now obligated to pay for 14% of the expense for maintaining and operating the Water Feature visible near the MLP entrance.

Q: Is there an application or approval process?

A: There is an approval process for sales and leases.

NOTE: *The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exists hereto, the sales contract, and the condominium documents.*