

**FREQUENTLY ASKED QUESTIONS AND ANSWERS
FLORIDA CLUB CONDOMINIUM ASSOCIATION INC.
As of January 1, 2026**

1. **What are my voting rights in the condominium association?** The owner(s) of each unit shall be entitled to one (1) vote on each issue which comes before the condominium association requiring unit owner approval. If a unit is owned by more than one person or by an entity (i.e. a corporation, partnership, or trust), the unit owner shall file with the association a voting certificate designating the person entitled to vote for the unit. On certain matters a limited proxy may be given by the unit owner to another person to cast a vote for the unit owner in his or her absence. Unit owners should be aware that most day-to-day decisions of the association are made by the board of directors (and do not require a vote from unit owners).
2. **What restrictions exist in the condominium documents on my right to use my unit?** The condominium documents establish certain restrictions on the permitted uses of units. The Units may be used only for residential purposes, subject to these restrictions. Various restrictions exist regarding the Units including, but not limited to, restrictions regarding changes and alterations to the units, pets, mitigation, or dampness and humidity and installation of floor coverings. Please refer to the section of the Prospectus entitled "Restrictions on Use of Units and Common Elements and Alienability," the Rules and Regulations attached as Exhibit "A" to the By-Laws of the association and Section 17 of the Declaration for further information.
3. **What restrictions exist in the condominium documents on the leasing of my unit?** Leasing of Units shall be subject to the prior approval of the Association and certain other restrictions. No lease of a Unit shall be for a period of less than six (6) months and a day. Please refer to Section 17.9 of the Declaration for further details. Each tenant or occupant shall comply with the covenants, terms, conditions, and restrictions of the Declaration (and all Exhibits thereto) and with any and all rules and regulations adopted by the Association from time to time. A Unit Owner and a tenant or occupant of his or her Unit are jointly and severally liable for the tenant's or occupant's violation on any provision of the Declaration of Condominium Association and the Condominium Association's Rules and Regulations. Please refer to Subsection 17.98 of the Declaration of Condominium for further details. The Condominium requires an administrative fee in the amount of \$100.00 per applicant other than husband/wife or parent/dependent child which are considered one applicant, and provided further, that if the lease or sublease is a renewal of a lease or sublease with the same lease or sublessee, no charge shall be made.
4. **How much are my assessments to the condominium association for my unit type and when are they due?** Each unit is assessed a portion of the overall estimated operating budget of the association based upon the relative size of the particular unit in proportion to the size of the other units in the condominium. Assessments per Unit are as follows (with a list of Units by Unit Type set forth on Exhibit "3" to the Declaration. Assessments and installments thereof not paid within ten (10) days from the date when they are due shall be subject to an administrative late fee in the amount of \$25.00 and interest in the amount of 15% per annum.

<u>Unit Type</u>	<u>Monthly</u>	<u>Annual</u>
A	\$272.18	\$3266.16
B	\$328.58	\$3942.96
C	\$369.99	\$4439.88
D	\$420.38	\$5044.56
GARAGES ARE AN ADDITIONAL \$40.00 PER MONTH - PER GARAGE ASSIGNMENT		

5. **Do I have to be a member of 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?** You are obligated to be a member of the Royal St. Augustine Parcel Owners Association, Inc. which is established to govern Royal St. Augustine pursuant to the Declaration of Master Covenants and Restrictions for Royal St. Augustine. The assessments payable to, and voting rights in, the Master Association are described in the Prospectus. See the Master Covenants for details. (See Budget for FCCA annual POA Fees)
6. **Am I required to pay rent or land use for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?** The unit owners are not obligated to pay rent or land use fees for recreational and other commonly used facilities. The expenses related to the operation, repair and replacement of those facilities are built into the estimated operation budget of the condominium association and are paid for by unit owners through assessments.
7. **Is the condominium association or any other mandatory membership association involved in any court cases in which it may face liability in excess of \$1,00,000.00? If so, identify each such case?** No
8. **What restrictions exist on parking in the condominium?** All vehicles parked on condominium property must be registered at the Florida Club Condominium Association Management Office, with proper evidence of a guest-parking permit, owners parking permit, or renters parking permit. Each unit will be entitled to register or their personal vehicle, but not more than two (2) vehicles per unit. Residents (Owner by deed, Renter by lease) may register their guests for up to seven (7) days at one time per year. Certain restrictions regarding the age and type of vehicle are found in the Rules and Regulations, also the location of guest parking along with permissible times of unregistered vehicles to parked on the condominium property may be given if necessary. Commercial vehicles, trailers, campers, vehicles with signage and vehicles with body damage are restricted from parking on the property.
9. ~~In 2025, the association will be splitting the cost of replacing the individual unit's exterior door from steel to fiberglass and assessing unit owners for the replacement of the exterior door as follows (slab only): \$325 per unit owner in buildings 510, 520, 535, 540 and 550 (units 101-304) in 2025 for a total of \$42,940, and the association will be paying it's share in the amount of \$42,940 (Reserve Funding). The special assessment will be due payable to the association by 5/31/2025.~~
In 2026, the association will be splitting the cost of replacing the individual unit's exterior door from steel to fiberglass and assessing unit owners for the replacement of the exterior door as follows (slab only) \$325 per unit owner in buildings 550 (units 105-308), 560, 605, 610, 615, 625 for a total of \$42,940, and the association will be paying it's share in the amount of \$42,940 (Reserve Funding). The special assessment will be due payable to the association by 3/31/2026.
~~In 2025, the association will be splitting the cost of replacing the exterior back doors (slab and frame) of all sixty (60) garages and assessing the garage assignment holders for the replacement of the exterior back door as follows: \$425.10 per unit owner of all 60 garage assignment holders for a total of \$25,266, and the association will be paying it's share in the amount of \$25,266 (Reserve Funding)~~
In 2026, a Special Assessment for the Roofing Project owners may pay one lump sum (without interest) before June 30, 2026 or over 7 years (with interest) beginning July 1, 2026. This special assessment may not be transferred to a new unit owner and must be paid in full prior to the transfer of ownership.
Unit A (1 bedroom) \$3688.73 (without interest), \$4576.36 (with interest) 84 monthly payments of \$54.48
Unit B (2 bedroom/1 bath) \$4451.30 (without interest), \$5522.43 (with interest) 84 monthly payments of \$65.74
Unit C (2 bedroom/2 bath) \$5014.37 (without interest), \$6220.99 (with interest) 84 monthly payments of \$74.00
Unit D (3 bedroom) \$5697.13 (without interest), \$7068.04 (with interest) 84 monthly payments of \$84.14

10. **The association's approval of Buyer is required.** A request for 'Approval of Ownership Transfer and Background Check Authorization Form will be used to approve/decline a buyer seeking to purchase a unit at the Florida Club Condominium Association, Inc. A \$40 non-refundable fee/ per buyer or person who will be listed on the deed must be submitted to the association prior to the approval of transfer being completed.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES AGREEMENT AND THE CONDOMINIUM DOCUMENTS FOR COMPLETE DETAILS.