Avalon of Naples III, A Condominium Association, Inc.
2025 Frequently Asked Questions

Q: What are my voting rights in the condominium Association?
A: Each unit is entitled to one vote.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?
A: Each unit shall be used as a single-family residence only. See Avalon of Naples III Rules & Regulations.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?
A: The unit may not be leased more often than three (3) times in any twelve (12) month period, and the unit shall not be leased for a term of less than thirty (30) days. Perspective tenants must submit to the Association a lease application (20) days prior to the start date of the lease. All tenants must be approved by the Association. A non-refundable. $150.00 application fee is required. Guests and tenants of Unit Owners shall not be allowed to bring pets onto the Condominium Property without advance approval of the Association, which may be withheld on any reasonable grounds.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?
A: The Association assessments are $2,181.00 and are due the first day of each Quarter (January, April, July and October) regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?
A: Each unit owner is required to be a member of the Avalon of Naples Master Association. Assessments are paid quarterly through the sub-association to Master Association.

Q: Who Holds the master insurance policy for liability and hazard?
A: Gulfshore Insurance 239-261-3646.

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: 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? If so, identify each such case.
A: No

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.