PALENCIA SM

A Story of Discovery, Exploration, and Settlement

ASSOCIATION FEES EFFECTIVE JANUARY 1, 2017
OPERATIONS, MAINTENANCE & CAPITAL ASSESSMENT FEES EFFECTIVE OCTOBER 1, 2016

Palencia Property Owners Association & Marshall Creek CDD

Palencia Village, Phase 2A Replat

(St. Johns County Parcel ID's # 072423-0010; 072423-0020; 072423-0030; 072423-0040; 072423-0050; 072423-0060; 072423-0070)

				AMOUNT
I.	Palencia Property Owner's Association (POA):			
	A.	One Time Capital Contribution	(At Closing)	$ 400.00
	B.	Annual General Assessment	(Billed Annually)	$ 200.00
	C.	Litestream Cable/Internet Service	(Billed Monthly)	$ 72.65
		Please refer to the attached disclosure regarding Litestream service		
	D.	Monthly Yard Maintenance	(Billed Monthly)	$ 94.82
II.	Marshall Creek Community Development District (CDD):			
	A.	Annual Capital Assessment	(On Yearly Taxes)	$ 1,285.72
	B.	Annual Operations and Maintenance Assessment	(On Yearly Taxes)	$ 1,770.00

NOTES:

1. POA General Assessment is established annually by the Palencia Property Owners Association Board of Directors. The POA fiscal year begins January 1st and ends on December 31st.
2. CDD Operations and Maintenance Assessments are established annually by the CDD Board of Supervisors through a public budgeting process and are billed annually as a separate line item on the property tax bill each resident receives from the St. Johns County Tax Collector. The CDD Fiscal year begins on October 1st and ends on September 30th of the following year.
3. POA Association Fees (Yard Maintenance, Litestream and Annual General) are billed separately.

2016 LiteStream Basic Cable TV and Internet Option Disclosure

The Palencia POA has contracted with Litestream for basic cable tv and internet service. You may choose to opt in to this agreement. This is a four (4) year agreement beginning on January 1, 2015 and ending on December 31, 2018. Therefore, if you choose to opt in to this service, your property will be subject to the monthly assessment until December 31, 2018 even if you sell the property prior to this date. The rate for basic cable TV and basic internet service is $71.30 per month.

New Construction

Concurrent with new home closing, you may choose to opt in to the Litestream basic cable TV and internet service agreement. If you choose to opt in, then you will be obligated to pay the monthly fee until the contract with Lightstream expires on December 31, 2018. Should you decide to go with another service provider of your choice, you will not be obligated to pay the monthly assessment. Opting in is required at the time of closing.

Resale

If you purchase a home, townhome or condominium where the previous owners opted in, you will be required to pay the monthly fee of $71.30 until the end of the agreement. You may choose to utilize another service provider, however until the 4 year contract expires on December 31, 2018, you will be obligated to pay the monthly fee.

If you purchase a home where the owner has not opted in, you will have the choice. You may opt in to Lightstream within 90 days of closing and will be obligated to pay the monthly fee until the contract with Lightstream expires on December 31, 2018, or you may choose your own service provider.

OWNERS WHO DECIDE TO NOT PARTICIPATE IN THIS BULK AGREEMENT OR WANT ONLY SOME LITESTREAM SERVICES (E.G. INTERNET ONLY AT RETAIL) SHOULD CONTACT LITESTREAM DIRECTLY at 280 Business Park Circle, Suite 412, St Augustine, FL 32095. (877) 212-4744. Email: customerservice@litestream.net www.litestream.net.

I have read and understand the aforementioned information.

December 16, 2015