

Palencia Property Owners Association

of St. Johns County, Inc.

605 Palencia Club Drive, St. Augustine, Florida 32095
Tel (904) 810-0520 Fax (904) 810-0525 Acct. Dept. (904) 599-9000

Friendly Reminders

A Message from Property Management about Community Inspections

Association inspections are performed weekly by members of the property management office. These inspections are performed to promote the well being of the community. We check for items, such as those listed below that are not in compliance with the Covenants and Restrictions for Palencia and Palencia Lot Owners ("Covenants and Restrictions"). When a property is found to be non-compliant with the Covenants and Restrictions, the property owner is contacted by management. If the violation is not remedied, the mandated statutory process is followed. The process includes sending violation letters which require specific remedies, if the violation is not remedied within the time provided the property owner may be subject to fines. The enforcement committee will approve or reject fines imposed by the Board. Fine levels have been established at \$100 per fine for typical violations. If the violation repeats itself it could go up to a maximum fine of \$1,000.

Our goal is for all homeowners to be proud of the community they live in, and we can achieve this if we all abide by the Covenants and Restrictions.

Section 5.16 of the Declaration of Covenants and Restrictions for Palencia Residential Lots (Declarations) states:

Maintenance of Lots and Limited Common Areas.

“All lots and all portions of the Property and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and landscaping shall be maintained in a neat, attractive, and orderly manner, including maintenance of grass, plant beds, trees, turf, proper irrigation and lake edge maintenance, all in a manner with such frequency as is consistent with good property management.”

The maintenance definition is very broad in scope however most frequent violation observed by our office involves maintenance of unimproved vacant lots. Please take a moment to review and take any appropriate action should your property require it. We appreciate your cooperation with these efforts!

1) Mowing of Vacant Unimproved Lots During the Year

Vacant lots without trees require mowing, edging at the curb and trimming around utility pipes and boxes at least once a month during the growing season (March – November), and every-other-month during the non-growing season (December – February).