

OCEAN PALM VILLAS ASSOCIATION, INC
FREQUENTLYASKED QUESTIONS & ANSWERS

2017

- Q. What are my voting rights in the condominium association?
A. *Each condominium unit is entitled to one (1) vote. If the unit is owned by more than one person or corporation, a certificate must be on file designating the voter for that unit.*
- Q. What restrictions exist in the condominium documents on my right to use my unit?
A. *You may use your unit for residential purposes only. Commercial activity of any kind is prohibited. There are certain restrictions regarding common elements, alterations of units, balconies, patios, nuisances and parking.*
- Q. What restrictions exist in the condominium on the leasing of my unit?
A. *Rental of a unit is permitted for “not less” than thirty (30) days and not more than three (3) times a year. No more than four (4) persons shall occupy a rented unit.*
- Q. How much are my assessments to the condominium association for my type unit and when are they due?
A. *The monthly assessments for 2017 are \$425.00 per unit, per month. Assessments are due the first day of each month and are late after the 10th day of the month.*
- Q. Do I have to be a member of any other association?
A. *No*
- Q. Am I required to pay rent or land use fees for recreational or other community used facilities?
A. *No*
- Q. Is the condominium association or any other mandatory association involved in any court case in which it may face liability in excess of \$100,000?
A. *No*
- Q. Are there restrictions to on site grilling?
A. *Use of any type of grill on porches, balconies or decks is strictly prohibited. The Florida Fire Prevention Code (Section 10.11.6) states “For other than one and two-family dwellings, no hibachi, grill or other similar devices used*

for cooking, heating or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10ft (3m) of any structure”.

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, State of Florida statues & fire code, City & County Regulations and the condominium documents.