

Ocean Park Owners' Association, Inc.
(Ocean Park South)
2023 FAQ (Frequently Asked Questions)

- **What is the mailing address?** Ocean Park Owners Association, Inc., c/o Clover Key, Inc. 110 Imperial Street, Merritt Island, FL 32952, Jennifer Vo, Office: 321-735-7624 Email: office@cloverkeyservices.com
- Manager is Jennifer Vo cell 321-501-1523
 - For true emergency calls, such as plumbing leaks contact management.
- **How much are the monthly maintenance assessments?** As of 2023 monthly fees are: Efficiencies Units \$426.24, One (1) Bedroom Units \$452.47, Two (2) Bedroom Units \$501.65, Three (3) Bedroom Units \$557.39. Payments are due by the first (1st) of the month.
- **Are there Rental Restrictions?** Yes – new owners may not rent for a period of (1) one year commencing on the date of purchase. After (1) one year of ownership, no unit shall be leased or otherwise rented for a period of less than (3) three months.
- **Does the Association allow signs?** No signs, advertisements, or notices of any kind shall be posted on the common property or any unit, including interior or exterior windows and doors. A bulletin board above the mailbox and in the laundry room is provided for posting notices.
- **Is smoking permitted in the common and limited common area?** NO SMOKING of cigarettes, vaping, and all smoking materials in any common areas and limited common areas, including the pool, grass, laundry room, hallways, stairwells, stoops, parking lot, balconies and patios. Outdoor smoking is only permitted in the west courtyard adjacent to the picnic tables. All smoking related trash must be disposed of in the receptacle provided in the smoking area.
- **Are pets permitted?** No Pets, no visitation rights - hourly, daily, weekly, temporary or permanently for pets. This includes dogs, cats, reptiles, birds, rodents, large aquariums, or domesticated wildlife, i.e.: weasels, rabbits, etc. No feeding of birds or squirrels, no hanging of birdfeeders.
- **What are the unit occupation restrictions?** No efficiency or one (1) bedroom unit shall be occupied by more than two (2) persons, no two (2) bedroom unit shall be occupied by more than four (4) persons, and no three (3) bedroom unit shall be occupied by more than five (5) persons.
- **Does the HOA have a Right of First Refusal on sales?** No.
- **Is cable television and internet provided by the association?** Yes.
- **Is this HOA a part of another association?** No.
- **For condominium questionnaires and estoppels please place an order though <https://www.homewisedocs.com> and it will be processed.**
- **For insurance certificates please place an order through certsmlb@assuredpartners.com**
- **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.