A logo with trees and text

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Description automatically generatedCLOVER KEY, Inc. OAKS OF COUNTRY CLUB**

Community Association Management. CONDOMINUM

110 Imperial Street ASSOCIATION, Inc.

Merritt Island, FL 32952 1600 Woodland Drive #1000

www.cloverkeyservices.com Rockledge, FL 32955

**FREQUENTLY ASKED QUESTIONS AND ANSWERS**

1. **Q: What are my voting rights in the condominium association?**  
   A: The owner of each condominium unit shall be entitled to cast one (1) vote. Where more than one (1) person, all owners own a condominium unit thereof shall, in writing, designate an individual who shall be entitled to cast a vote in behalf of the owners of such condominium unit. (Refer to Section IX, of the Declaration of Condominium).
2. **Q: What restrictions exist in the condominium documents on my right to use of my unit?**A: Each unit is restricted to residential use by the owner or owners, their immediate families, and guests. Each two-bedroom unit is restricted to no more than four (4) occupants. Each three-bedroom unit is restricted to no more than five (6) occupants. (Refer to Section X, of the Declaration of Condominium). Additional restrictions are contained in the Banana Bay Condominium Association Rules and Regulations.
3. **Q: What restrictions exist in the condominium’s documents on the leasing of my unit?**  
   A: The unit may be rented provided the occupancy is only by one (1) lessee and member of his/her immediate family, guests and servants. No room may be rented and no transient tenants may be accommodated. No lease of an apartment shall release or discharge the owner thereof of compliance with this Section X, or any of his other duties as a joint owner. Time sharing of units is prohibited. Ownership of a unit on a monthly or weekly time-sharing program is prohibited. The minimum rental period shall not be less than (30) days. Subleasing of units is prohibited. All leases shall be in writing and shall be subject to the Declaration of Condominium, the By Laws of the Association, and Rules and Regulations of the Condominium (Refer to Section X, Use Restrictions of the Declaration of Condominium). Additional restrictions are contained in the Banana Bay Rules and Regulations, a current copy of which is available to all unit owners and tenants.
4. **Q: How much are my assessments to the condominium association for my unit type and when are they due?**

A: The current monthly maintenance assessment **i**s $630.00asofJanuary1,2024. Payment is due on the first of each month and becomes delinquent if not paid by the tenth (10) of the month. A late fee charge of twenty-five (25) dollars will be applied to past due payments. (See Section VII, Declaration of Condominium).

1. **Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**  
   A: No
2. **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
3. **Q: Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess of $100,000.00? If so, identify each such case.**  
   A: No
4. **Q: Does the association have first right of refusal?**

A: No

1. **Q: Are there Pet Restrictions?**

A: Two pet is allowed, but weight must not exceed thirty (30) pounds. Pet Walk areas are located EAST of the townhouses, must be on leash while on condo grounds and pet owners are required to cleanup after their pets.

1. **Q: Where can I order Association Estoppel & Questionnaires?**

A: All orders must be placed on Homewisedocs ([www.homewisedocs.com](http://www.homewisedocs.com)).

1. **Q: Are there Rental Restrictions?**

A: Minimum rental period is no less than thirty (30) days.

1. **Q: Are there any Parking Restrictions?**

A: Midrise units are deeded (1) one garage. The townhome units have (1) one covered carport assigned parking. All second vehicles are parked in open parking. Guest are to park in open parking.

1. **Q: How is the Mail Handed?**

A: The mailboxes are managed by the US Postal Service. Keys are handed by owners to pass down to residents. If a key is not available, the mailboxes are federally regulated, and residents should take possession of documents (Deed or Lease) to the local post office to handle all rekeying. The midrise mailboxes are managed by the association. Banana Bay does not provide or replace mailbox keys.

1. **Q: Does the association operate under 718 or 720?**

A:The Florida Condominium Act, Chapter 718 of the Florida Statutes, governs condominiums in the state.

1. **Q: How is trash handled?**

A: Trash is managed by Waste Management. To arrange bulk pick up, owners must call 321-636-6894, including but not limited to appliances, furniture, and construction debris. Owners are not to put tires or construction debris in the dumpster. Yard waste must go into the yard waste containers.

1. Q: **Has the Structural Condition of the 4-story midrises been assessed by an Engineer?**

A: Yes, Beachside Engineering has completed a structural condition summary report located online and shared with all homeowners. Structural Report was completed May 2023.

1. **Q: Has the SIRS Reserve study been done?**

A: Dreux Isaac & Associates has completed an updated reserve study in 2023. They are to complete an updated SIRS Reserve Study in 2024.

**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.**