



**CLOVER KEY, Inc.**  
Community Association Management.  
110 Imperial Street  
Merritt Island, FL 32952  
Website: [www.cloverkeyservices.com](http://www.cloverkeyservices.com)

**CLUB HACIENDAS**  
CONDOMINIUM  
ASSOCIATION, Inc.  
955 to 1169 Country Club Drive.  
Titusville, FL 32780



**FREQUENTLY ASKED QUESTIONS AND ANSWERS**  
**As of January 1, 2024**

**Q: What are my voting rights in the condominium association?**

A: One vote per unit owned. (See Sec. VI, Page 9 of Declaration of Condominium.)

**Q: What restrictions exist on my right to use my unit?**

A: Residential use only. (See Sec. X, Page 17 of Declaration of Condominium.)

**Q: What restrictions exist on the leasing of my unit?**

A: Unit may be rented, certain restrictions apply. (See Sec. X, Pages 17, 18, 19 of Declaration of Condominium.)

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

A: \$495.00 per month, due the first of each month in advance and lienable after 30 days delinquent with rights to foreclose. (See Sec. VII, Pages 9 & 10 of Declaration of Condominium). The maintenance fee covers the following amenities: common area electric, maintenance of common areas, all water, Spectrum TV/Internet, landscaping, pool, and poolhouse

**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: Yes, Homeowners of La Cita, Inc., voting rights are one vote per unit owned. The assessments (\$112.00 per unit) are included in the monthly fee of \$495.00.

**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.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

A: No.

**Q: Does the association have first right of refusal?**

A: No.

**Q: Are there Pet Restrictions?**

A: Limited of one (1) pet under 25 lbs. per unit. All pets must be on a leash when outside, owner must pick up all pet waste IMMEDIATELY, and excessive barking cannot be tolerated. If you have a SERVICE ANIMAL or EMOTIONAL support animal, please provide doctor's note or proof. Please understand that these types of animals must be with you 24/7 and cannot be left in the unit without you.

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

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

**Q: Are there Rental Restrictions?**

A: The apartments may be rented. 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 an apartment owner. Owners are responsible for tenants/guest on the property. All tenants and guest must comply with governing documents and rules. The lease shall be for a term of no less than 1 month.

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

A: The mailboxes are managed by the US Postal Service. Keys are handled by owners to pass down to residents. If a key is not available, the mailboxes are federally regulated, so residents should take possession of documents (Deed or Lease) to the local post office to handle all rekeying.

**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.

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**