



CLOVER KEY, Inc.
Community Association Management.
110 Imperial Street
Merritt Island, FL 32952
www.cloverkeyservices.com

ISLAND COVE
CONDOMINIUM
ASSOCIATION, Inc.
333-343 N. Tropical Trail
Merritt Island, FL 32953



FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q. What are my voting rights in the condominium association?

A. One vote per unit.

Q. What restrictions exist in the condominium documents on my rights to use my unit?

A. Each of the units shall be used as a residence only and for no other purpose. No Unit shall be occupied by more than two (2) persons per bedroom. Please reference section 10 of the Condo's Declarations for further information.

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. No unit may be leased/rented during the first year of ownership and the unit may not be leased for less than a continuous period of 6 months and no more than 12 months. Please reference the Condo's Declarations and the Rules and Regulations section 6 for further information.

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

A. Monthly fees are due the first of each month. Each of the 42 units pay based on square footage of their unit per month. This fee covers the maintenance of the common grounds, partial funding of reserves, and the utilities consisting of basic cable & internet, and garbage. Budgets are reviewed each year and assessments may increase depending on the needs of the association.

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. N/A

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. N/A

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. N/A

Q: Does the association have first right of refusal?

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCE EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM GOVERNING DOCUMENTS.

Q: Are there Pet Restrictions?

A: Each unit is permitted a single dog OR single cat provided its total weight at maturity shall not exceed 35 lbs. Please reference the Condo's Declarations and the Rules and Regulations section 19 for further information.

Q: Where can I order Association Estoppels & Questionnaires?

A: All orders must be placed through Homewise Docs (www.homewisedocs.com).

Q: Are there any Parking Restrictions?

A: All vehicles must be registered with the Association, have a current license plate, and be in good driving condition. Please reference the Condo's Declarations and the Rules and Regulations section 11 for further information.

Q: How is the Mail Handled?

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.

Q: Does the association operate under 718 or 720?

A: The Florida Condominium Act, Chapter 718 of the Florida Statutes govern the condominium.

Q: Has the Structural Integrity Reserve Study been completed?

A: Karins Engineering has been contracted to provide SIRS by December 31, 2024.

Q: Has the Milestone Inspection been done?

A: Karins Engineering has completed the Milestone Inspection in 2023.

Q: What are the maintenance fee in 2024?

A: Maintenance fees are varied based on square footage calculations, please reference the approved 2024 budget on the www.cloverkeyservices.com under Island Cove Association.

Number of Buildings:	2 Buildings and a Clubhouse
Number of Units:	42
Association Established:	March 26, 1999
Maintenance Fees:	Varied – Based on Square Footage Calculations
Insurance Agency/Agent:	SJR Insurance – JustinMurrell@SJRIinsurance.com
	Agents Telephone (321) 264-2434
Association Board:	Consists of 5 Members